

SAN ANTONIO PLANNING COMMISSION AGENDA

January 28, 2009

2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the River North District Master Plan, an update to the 1999 Downtown Neighborhood Plan (Andrea Gilles, Senior Management Analyst, Planning and Development Services Department)
- Briefing on the Stinson Airport Vicinity Land Use Plan (by Nina Nixon-Mendez, Planning Manager)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 080572

El Sueno

Council
District

Ferguson
Index #

3

651 A-7

(On the south side of Napier Avenue and west of San Jose Drive)

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be

* Project is located in the Camp Bullis Notification Area.

removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEM 6 HELD ABOVE:

- | | | | | |
|-----------|---------------|---|----------|----------------|
| 6. | 080572 | El Sueno | 3 | 651 A-7 |
| | | (On the south side of Napier Avenue and west of San Jose Drive) | | |

PLATS:

- | | | | | |
|------------|---------------|--|------------|----------------|
| 7. | 080263 | Bulverde Road North | 10 | 518 B-4 |
| | | (The extension of Bulverde Road from Classen Road) | | |
| 8. | 080265 | Bulverde Road South | 10 | 518 B-5 |
| | | (The extension of Bulverde Road from Classen Road) | | |
| 9. | 080266 | Redland Road Extension | 10 | 518 B-4 |
| | | (Extending Redland Road east from Bulverde Road) | | |
| 10. | 080281 | Shaenfield Crossing | OCL | 546 B-7 |
| | | (North side of Shaenfield Road at Cavern Hill) | | |
| 11. | 080303 | Rising Moon, Unit 1* | OCL | 478 E-3 |
| | | (On the east side of Scenic Loop Road, south of Boerne Stage Road) | | |
| 12. | 080450 | Marcus Landing | OCL | 685 E-1 |
| | | (On the north side of Foster Road, west of McClellan Road) | | |
| 13. | 080452 | Mission Hills* | 9 | 483 A-6 |
| | | (South of Evans Road and east of Knights Cross Drive) | | |
| 14. | 080464 | Laura Heights Unit 5 PUD | OCL | 545 E-5 |
| | | (Near the northeast corner of Sun Mill and Cheney Glen Street) | | |
| 15. | 080513 | Dunnco – Old Pearsall Road | 4 | 680 A-1 |
| | | (On the east side of Old Pearsall Road, north of Loop 410) | | |

LAND TRANSACTIONS:

- | | | | | |
|------------|------------------|--|--|--|
| 16. | S.P. 1320 | Request to declare surplus to the needs of the City of San Antonio a parcel of land out of Lot 42, Block 1, NCB 2444 near the intersection of Guadalupe and Brazos Street (Capital Improvement Management Services, by George Rodriguez, Assistant Director. | | |
|------------|------------------|--|--|--|
-

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

17. Consideration of a resolution authorizing the land acquisition and dedication for intersection improvements at Stone Oak Parkway at Huebner Road, Evans Road at Highway 281 and Sonterra Boulevard at Hardy Oak Boulevard. (Department of Public Works, by Christina De La Cruz)

COMPREHENSIVE MASTER PLANS:

18. **09004** - Public hearing and consideration of a resolution amending the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4131-acres located at 1315, 1323, and 1327 W. Ridgewood Ct. from Urban Low-Density Residential to Community Commercial. (Planning and Development Services Department by, Brad Smilgin, Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

19. Consideration of a resolution appointing a member to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)
20. Appointment of Technical Advisory Committee Chair and Vice Chair. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)
21. Approval of the minutes for the January 14, 2009 Planning Commission meeting
22. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Haven for Hope
 - o Professional Development Opportunity—conferences and workshops
 - o River North Neighborhood Plan
 - o Technical Advisory Committee
 - o Unified Development Code
 - o Veterans Memorial
23. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
24. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
WITH WRITTEN NOTIFICATION
AGENDA ITEM NO: 5A+6 January 28, 2009

EL SUENO

MINOR PLAT

080572

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 A-7

OWNER: Alba De Leon

ENGINEER: Wilkie Surveying by Robert Don McCrary, P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 28, 2009

Location: On the south side of Napier Avenue and west of San Jose Drive

Services Available: SAWS Water and Sewer

Zoning:	C-3 R	Restrictive Commercial
	H	Historic District
	RIO 5	River Improvement Overlay District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.22** acres consisting of 1 single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 28, 2009. Seven notices were mailed to the adjacent property owners, as of this writing one written in favor have been submitted.

This plat is located in a River Improvement Overlay District. The San Antonio River Mission and Vision Statement is attached for reference.

STAFF RECOMMENDATION:

Approval

GENERAL PLATTING NOTES

- 1) STEEL PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD83). DISTANCES SHOWN ARE ACTUAL GROUND DISTANCES. COORDINATES WERE TAKEN FROM PREVIOUS PLAT WILKIE SURVEYING ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
PLAT TO BE ROTATED 1°45' CLOCKWISE TO COORDINATE TO STATE PLANE COORDINATES.
- 3) BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERLAPPING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMEDYING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGARS OR BURNING WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF WORKS AND CROSS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Alba de Leon
AGENT: ALBA DE LEON
2018 S. PRESA ST
SAN ANTONIO, TEXAS 78210

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *ALBA DE LEON* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DISCUSSED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF December 2008

Dora E. Wilke
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT EL PALMER, WHICH IS RECORDED IN VOLUME 9562, PAGE 92, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF WILD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS.

Alba de Leon
AGENT: ALBA DE LEON
2018 S. PRESA ST
SAN ANTONIO, TEXAS 78210

SWORN AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF December 2008

Dora E. Wilke
NOTARY PUBLIC AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UPHOLD STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF WILKIE SURVEYING

Robert D. Wilke, Jr.
ROBERT D. WILKE, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4724



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Robert Don McCrary
ROBERT DON MCCRARY
REGISTERED PROFESSIONAL
ENGINEER NO. 34589



THIS REPLAT OF EL SUEÑO SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 2008

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

 COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DAY OF A.D. 2009 AT M. AND DULY RECORDED

THE DAY OF A.D. 2009 AT M. IN THE

RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME

ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL

OF OFFICE THIS DAY OF A.D. 2009 COUNTY CLERK

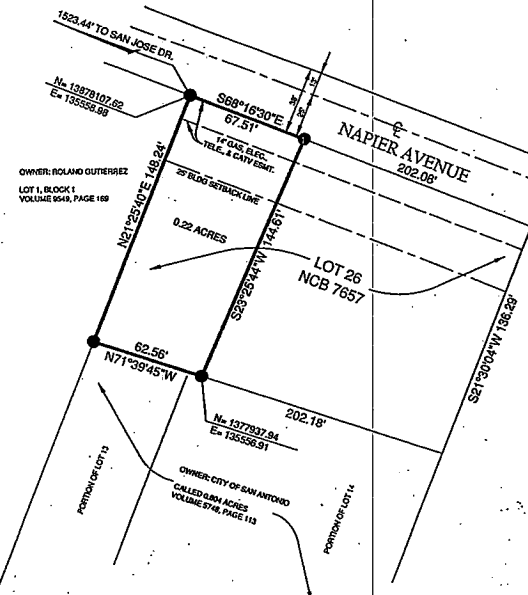
BEXAR COUNTY, TEXAS.

BY: DEPUTY

LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID 651A7

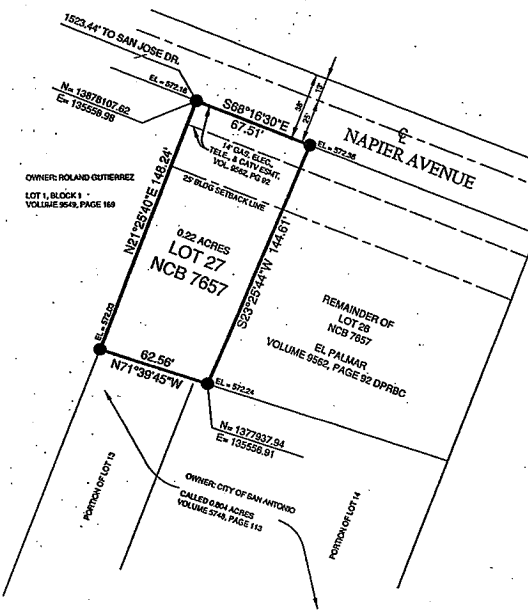
WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES.



AREA BEING REPLATTED
THROUGH A PUBLIC HEARING
WITH WRITTEN NOTIFICATION

A 0.22 ACRE PORTION OF LOT 28, M.C.B. 7657, EL PALMER SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 9562, PAGE 92 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



REPLAT ESTABLISHING

EL SUEÑO SUBDIVISION

BEING 0.22 ACRES, LOT 27, N.C.B. 7657, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



GRAPHIC SCALE
1 inch = 50'



WILKIE SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
10615 PERRIN BEITEL #206
SAN ANTONIO, TEXAS 78217
210-650-8990

San Antonio River: Mission / Vision Statement

Within its city limits, the San Antonio River is 18 miles in length. In some respects, the River defines the city. One's experience of the River changes in different parts of the city. As large parts of the River are improved and adjacent development occurs, the River will change. The River Commission has adopted the following Mission and Vision statements to be used as a universal lens by which all future River-related decisions are viewed:

Mission Statement: The River Commission provides public oversight, devises strategy, and provides public policy advice regarding the San Antonio River Corridor (including the River Walk) to preserve, protect, and enhance the history, heritage, and ambiance of the River.

Vision Statement: The San Antonio River will be a fully linked linear park that unifies the city and serves as a community gathering place for all to enjoy. The River will have many special places and uses; some active, some quiet. Each will be unique, genuine, and vary by design.

Guiding Principles:

1. **Community Access:** Community access to the River and its public spaces should be provided and encouraged.
2. **Environment:** The public spaces of the River will celebrate the natural environment, where wildlife and aquatic species flourish. The public areas of the River will be protected from intrusive commercial activities which diminish the experience along the River corridor.
3. **Surrounding Land Uses/Development:** Development activity occurring along the banks will be in keeping with the unique character of the River at that location. Land uses will also be in keeping with the City Master Plan (Neighborhood and Community Plans). In all cases, development and activity along the banks will not damage the natural environment or ecology of the River or its public spaces, but will enhance the quality of the site and environment.
4. **Adjoining Buildings and Design:** Historical buildings and features along the River will be preserved to help tell the story of what the River has meant to San Antonio over the generations. Where development occurs, buildings will be unique, and incorporate design elements that celebrate the natural or built context of the River at that location.
5. **Private Enterprise:** Policies will encourage existing and new business development and regulate enterprises within these Guiding Principals and Vision.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 January 28, 2009

BULVERDE ROAD NORTH
SUBDIVISION NAME

MAJOR PLAT

080263
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-4

OWNER: Bulverde Marketplace, L.P., by Mark Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 12, 2009

Location: The extension of Bulverde Road from Classen Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 014-08, Bulverde Market was accepted on December 26, 2008.

Proposed Use: Public Road

Major Thoroughfare: Classen Road is a secondary arterial, type A, minimum R.O.W. 86 feet, Bulverde Road is a primary arterial, type A, minimum R.O.W. 120 feet, and Loop 1604 is an expressway.

APPLICANT'S PROPOSAL:

To plat **11.88** acres consisting of 1 non-single family lot and **2,667.02** linear feet of public streets.

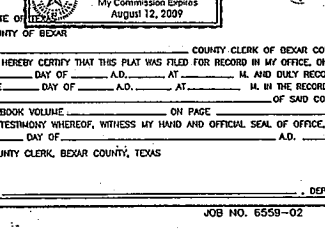
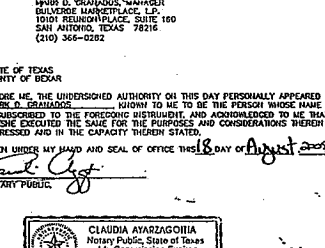
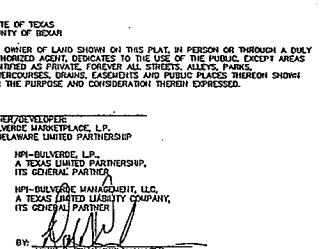
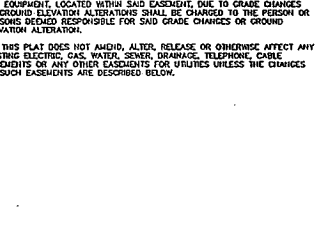
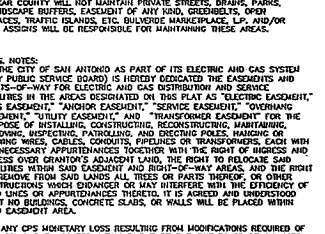
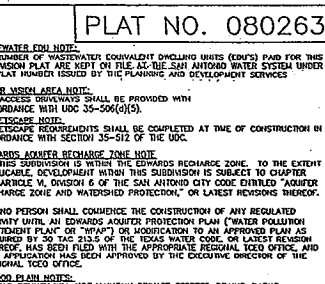
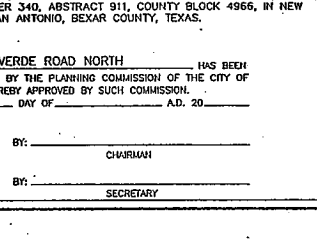
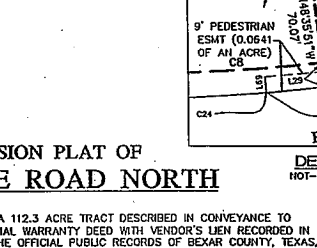
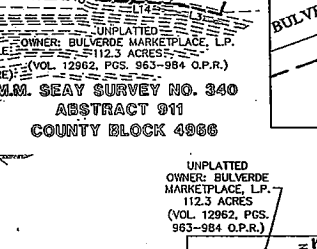
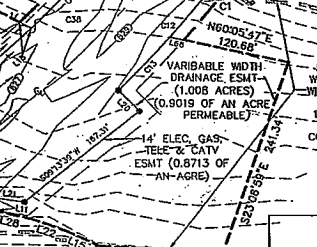
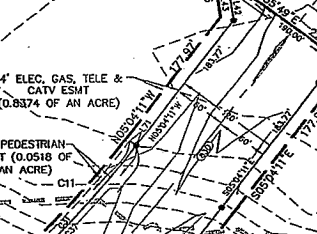
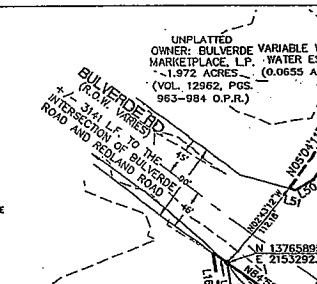
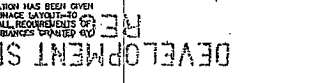
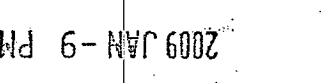
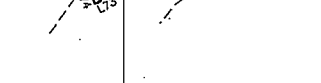
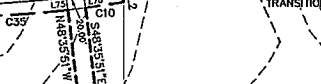
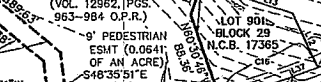
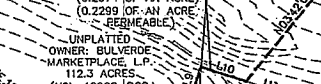
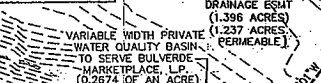
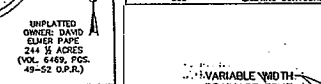
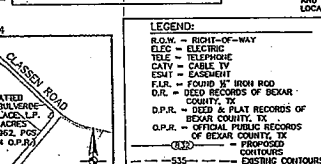
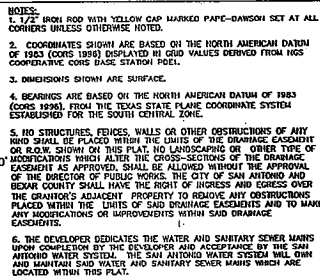
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. One geologic feature, a solution cavity, was observed. This plat meets all of the requirements for development over the recharge zone.

It is noted that duplicate street name regarding the existing and proposed realignment of Bulverde Road will be revised via a redline amending plat subsequent to City Council approval. A note has been placed on the tracking system which holds the plat from recording until such action occurs.

STAFF RECOMMENDATION:

Approval



C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE AREA) IS HISTORICALLY DEDICATED TO THE GASLANDS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OWNERS EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DESTROYING PILES, HAULING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ORTHOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES FROM SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER FARMSTUFFS WHICH ARE LOCATED WITHIN OR OVER SAID EASEMENTS OR RIGHT-OF-WAY AREAS OF APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT THE EASEMENTS, CONVEYED SACS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OR BY THE CITY OF SAN ANTONIO TO THE EASEMENTS OR RIGHTS-OF-WAY OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.


3. THIS PLAT DOES NOT AMEND, ALTER, REPLACE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE AND/OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED SHERIFF ON THIS DAY PERSONALLY APPEARED
JUAN D. PRADILLA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING AFFIDAVIT, AND ACKNOWLEDGED TO ME, HIS
MAYOR, THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY of August 2007

Paul C. [Signature]
NOTARY PUBLIC



STATE OF _____
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR CO
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
_____ DAY OF A.D. _____ AT _____ H. AND DUEY REC'D
THE _____ DAY OF _____ A.D. _____ H. IN THE RECORD
OF SAID CO

IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE,
_____ DAY OF _____ A.D. _____

COUNTY CLERK BEXAR COUNTY, TEXAS

By: _____ DEF: _____
JOB NO. 6559-02

BEING 11.88 ACRES OF LAND OUT OF A 112.3 ACRE TRACT DESCRIBED IN CONVEYANCE TO BULVERDE MARKETPLACE, L.P. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12962, PAGES 963-984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966, IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BULVERDE ROAD NORTH HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETAR

SHEET 1 OF 2

By: _____, DEPUTY

JOB NO. 6558-02

Date: Aug 18, 2008, 8:40am User ID: RSmiley
File: P:\65\59\02\DESIGN\CIVIL\PLAT\Bulverde Road North\PL655902--NORTH.dwg

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
★
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
SURVEYOR
EXPIRATION DATE 12/31/94



DEVELOPMENT SERVICES
RECEIVED
June 10, 2008
2009 JAN -9 PM 4:19

Mr. Chris P. Van Heerde, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0805016- Request for review of **Bulverde Road North, Plat No. 080263** located south of Bulverde Rd and Classen Rd

Dear Mr. Van Heerde:

On May 30, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 9.613 acres located entirely within the EARZ. One geologic feature, a solution cavity, was observed. The property is within the 100-year floodplain preservation area.

The proposed development is a **Multi-Category (1&2)** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Bulverde Road North, Plat No. 080263.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon".

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 January 28, 2009

BULVERDE ROAD SOUTH
SUBDIVISION NAME

MAJOR PLAT

080265
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-5

OWNER: Frances Orene Grady Pape et al.

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 12, 2009

Location: The extension of Bulverde Road from Classen Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 014-08, Bulverde Market was accepted on December 26, 2008.

Proposed Use: Public Road

APPLICANT'S PROPOSAL:

To plat **4.38** acres consisting of **1,156** linear feet of public street and **1** non-single family lot.

DISCUSSION:

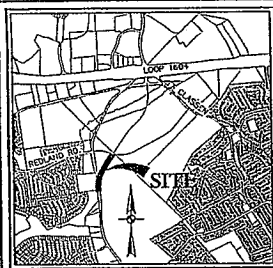
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed

on this site. This plat meets all of the requirements for development over the recharge zone.

It is noted that duplicate street name regarding the existing and proposed realignment of Bulverde Road will be revised via a redline amending plat subsequent to City Council approval. A note has been place on the tracking system which holds the plat from recording until such action occurs.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID 518B5

LEGEND:

- R.O.W. = RIGHT-OF-WAY
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CABLE TV
- SEWER
- WATER
- FOUR INCH ROAD
- D.R. = DEED RECORDS OF BEAR COUNTY, TX
- D.P.R. = DEED & PLAT RECORDS OF BEAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TX
- PROPOSED
- EXISTING

LEGEND:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-5004(5).
- STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
- WATERWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIPMENT DRAINING UNITS (DWU) FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDINATES 1983) DISPLAYED IN GRID VALUES DERIVED FROM HCS COOPERATIVE COORDINATE BASE STATION FUEL.
3. DIVISIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDINATES 1983) DISPLAYED IN GRID VALUES DERIVED FROM HCS COOPERATIVE COORDINATE BASE STATION FUEL.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE MADE WITHOUT THE APPROVED WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE CHANOTON'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAIN WHICH ARE LOCATED WITHIN THIS PLAT.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER CHANOTON'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

FLOOD PLAIN NOTES:

1. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENT OF ANY KIND, OPEN SPACES, TRAFFIC ISLANDS, ETC. BULVERDE MARKEPLACE, L.P. OR ITS ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	231.30'	1107.00'	116.07'	11°58'17"	S27°25'12"W	230.88'
C2	83.02'	100.00'	44.07'	47°34'03"	S02°20'58"E	80.66'
C3	159.06'	1140.00'	79.66'	07°59'40"	S03°48'56"E	158.93'
C4	424.02'	1260.00'	214.04'	19°16'54"	N23°45'53"E	422.03'
C5	820.11'	1140.00'	428.71'	41°13'06"	S12°47'47"W	802.54'
C6	122.85'	1140.00'	61.49'	06°10'28"	N08°37'53"E	122.79'
C7	106.70'	1140.00'	53.39'	05°21'45"	N02°51'46"E	106.66'
C8	431.50'	1140.00'	218.36'	21°41'13"	N22°33'44"E	428.93'

STATE OF TEXAS

COUNTY OF BEAR

1. HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Matthew Johnson

LICENCED PROFESSIONAL ENGINEER

STATE OF TEXAS

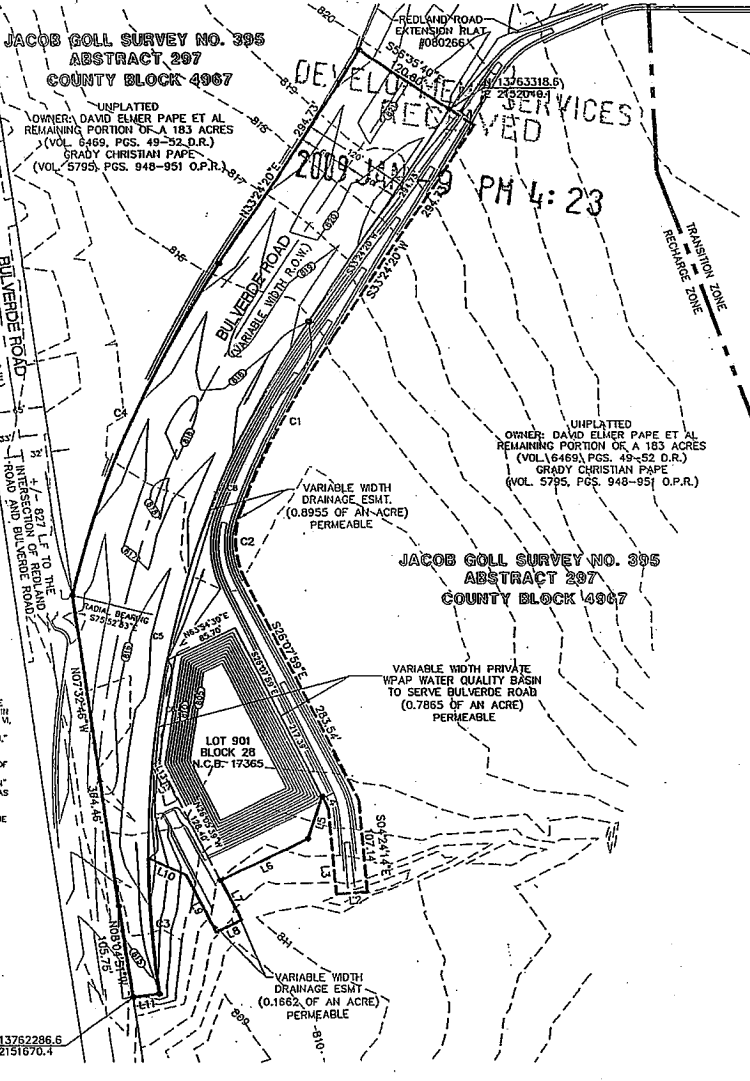
COUNTY OF BEAR

1. HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Matthew Johnson

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
131 EAST BLAUDEY SAN ANTONIO TEXAS 78210 PHONE: 214.378.0000 FAX: 214.378.0110



SUBDIVISION PLAT OF BULVERDE ROAD SOUTH

A 4.387 ACRES OF LAND OUT OF A 183 ACRE TRACT CONVEYED TO FRANCES ORENE GRADY PAPE, DAVID NEAL PAPE, ROSE ELEANOR PAPE, AND JEFFERY ELMER PAPE DESCRIBED IN DEED RECORDED IN VOLUME 6469, PAGES 49-52 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, AND CONVEYED TO GRADY CHRISTIAN PAPE IN WARRANTY DEED RECORDED IN VOLUME 5795, PAGES 948-951 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTRY BLOCK 4967, NOW IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO OF BEAR COUNTY TEXAS.

THIS PLAT OF BULVERDE ROAD SOUTH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20.

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS

COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, MANICURES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

DAVID ELMER PAPE - DECEASED

31 January 2008

FRANCES ORENE GRADY PAPE

DAVID NEAL PAPE

ROSE ELEANOR PAPE

JEFFERY ELMER PAPE

17189 GLASSON ROAD

SAN ANTONIO, TEXAS 78247

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANCES ORENE GRADY PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF October 2008

Clay Prystash

NOTARY PUBLIC

My Comm. Exp. 05-23-11

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID NEAL PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF December 2008

Clay Prystash

NOTARY PUBLIC

My Comm. Exp. 05-23-11

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROSE ELEANOR PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF March 2008

Clay Prystash

NOTARY PUBLIC

My Comm. Exp. 05-23-11

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY ELMER PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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STATE OF TEXAS

COUNTY



DEVELOPMENT SERVICES
JUN 19 2008 ED

2009 JAN -9 PM 4: 24

Mr. Matt Johnson, P.E.
Pape-Dawson Engineering, Inc.
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 0805017 - Request for review of **Bulverde Road South, Plat No. 080265** located off Redland Road and Bulverde Road.

Dear Mr. Johnson:

On May 30, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for a road and consists of approximately 3.115 acres located entirely within the EARZ. No sensitive features were observed. The property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1495. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Bulverde Road South, Plat No. 080265.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon'.

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LRD

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 9 January 28, 2009

REDLAND ROAD EXTENSION
SUBDIVISION NAME

MAJOR PLAT

080266
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-4

OWNER: Bulverde Marketplace, L.P., by Mark Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: January 12, 2009

Location: Extending Redland east from Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District
C-2 Commercial District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 014-08, Bulverde Market was accepted on December 26, 2008.

Proposed Use: Public Road

Major Thoroughfare: Classen Road and Redland Road are secondary arterials, type A, minimum R.O.W. 86 feet and Bulverde Road is a primary arterial, type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **11.99** acres consisting of **4,414** linear feet of public streets.

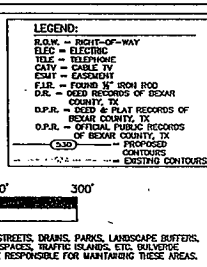
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

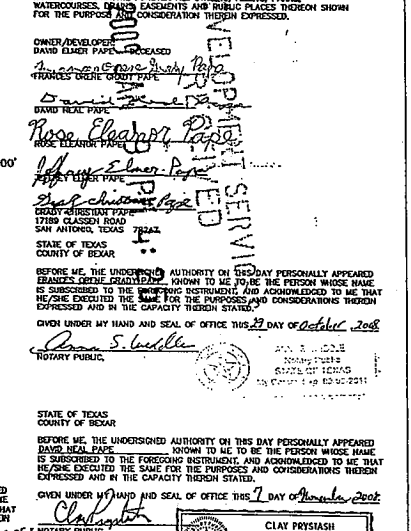
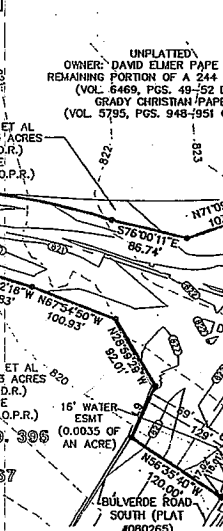
It is noted that duplicate street name regarding the existing and proposed realignment of Bulverde Road will be revised via a redline amending plat subsequent to City Council approval. A note has been placed on the tracking system which holds the plat from recording until such action occurs.

STAFF RECOMMENDATION:

Approval



**SEE SHEET 2 OF 3
FOR LINE AND
CURVE TABLES**




REMAINING PG
(VOL. 546)
GRADY
(VOL. 5795,

REMAINING PG
(VOL. 546)
GRADY
(VOL. 5795,

OUT OF A 112.3 ACRE TRACT DESCRIBED IN CONVEYANCE TO BULVERDE MARKETPLACE LP, AND A PORTION
AND EXCEPT TRACT BOTH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12862, PAGES 963-982 OF THE
IS OF BEAR COUNTY, TEXAS, AND A PORTION OUT OF THE REMAINING PORTION OF A 244 1/2 ACRE TRACT AND
OF A 183 ACRE TRACT BOTH CONVEYED TO FRANCES ORENE GRADY PAPE, DAVID NAL PAPE, ROSE ELEANOR
PAPE. PAPER PAGE DESCRIBED IN DEED RECORDED IN VOLUME 6489, PAGES 49-52 OF THE DEED RECORDS OF BEAR
COUNTY, TEXAS. GRADY CHRISTIAN PAPE IN WARRANTY DEED RECORDED IN VOLUME 5795, PAGES 948-951 OF THE
DEED RECORDS OF BEAR COUNTY, TEXAS. JACOB CULLEY SURVEY NUMBER, 393, ABSTRACT
4967 AND OUT OF THE M.M. SEAY SURVEY NUMBER, 340, ABSTRACT 911, COUNTY BLOCK 4966, IN NEW
665 OF THE CITY OF SAN ANTONIO OF BEAR COUNTY, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21ST DAY OF OCT 2007
Clay Presham
 NOTARY PUBLIC



CLAY PRESHAM
 Notary Public, State of Texas
 My Commission Expires
 November 05, 2008

STATE OF TEXAS
 COUNTY OF DEKAR

I, _____ COUNTY CLERK OF DEKAR COUNTY,
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
 _____ DAY OF _____ A.D., _____ AT _____ M. AND ONLY RECORDED
 THE _____ DAY OF _____ A.D., _____ AT _____ M. IN THE RECORDS OF
 _____ OF SAID COUNTY.

IN BOOK VOLUME _____ ON PAGE _____
 BE TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
 _____ DAY OF _____ A.D. _____

COUNTY CLERK, DEKAR COUNTY, TEXAS

SHEET 1 OF 3

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.


STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK D. CRANDALL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SH/IT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF August 2008

Claudia Avarzaghoia

NOTARY PUBLIC



CLAUDIA AVARZAGHOIA
Notary Public, State of Texas,
My Commission Expires
AUGUST 12, 2013

OWNER/DEVELOPER:
DAVID ELMER PAPER, DECEASED
David Elmer Paper
FRANCES GREER GRANT PAPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
FRANKIE DEJUNE GRADY, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF October 2008

COUNTY OF BEGAR


BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID NEAL PAPE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY of November 2007

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROSE BLEASER PAPE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS
COUNTY OF BEXAR

 Notary Public, State of Texas
My Commission Expires
November 05, 2003

I, _____ COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

BY: _____, DEPUTY

JOB NO. 6559-02



LOCATION MAP
NOT-TO-SCALE

LEGEND:
R.O.W. - RIGHT-OF-WAY
ELEC. - ELECTRIC
TEL. - TELEPHONE
CATV - CABLE TV
EASMT - EASEMENT
F.I.L. - FOUND 1/2" IRON ROD
D.R. - DEED RECORDS OF BEAR COUNTY, TEX.
D.P.R. - DEED & PLAT RECORDS OF BEAR COUNTY, TEX.
O.P.R. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEX.
C.S.D. - PROPOSED CONTOURS
--- EXISTING CONTOURS

- NOTES:**
1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1995) DISPLAYED IN GRID VALUES DERIVED FROM INS COOPERATIVE CORRS BASE STATION POEL.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1995), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPLICABLE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PLAT.

STREETScape REQUIREMENTS

STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-509(4)(5).

WASTEWATER EUL NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	336.60'	743.00'	171.24'	25°57'24"	S84°36'36"E	333.73'
C2	470.18'	1157.00'	238.36'	23°17'01"	N73°14'46"E	466.95'
C3	373.25'	857.00'	189.03'	22°20'48"	N50°25'52"E	370.89'
C4	102.62'	985.37'	51.36'	06°58'01"	S50°08'17"E	102.67'
C5	408.80'	1043.00'	206.02'	22°20'48"	S50°25'52"E	404.22'
C6	649.65'	1243.00'	332.43'	29°56'44"	N78°34'38"E	642.28'
C7	19.39'	88.00'	9.73'	12°37'28"	N78°51'00"E	19.35'
C8	142.49'	657.00'	71.53'	12°25'34"	S88°37'29"E	142.21'
C9	666.86'	1276.00'	341.23'	29°56'38"	S76°34'35"E	659.30'
C10	418.50'	1073.00'	211.94'	22°20'48"	S50°25'52"E	415.85'

DEED BLANK NOTE: BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE, EGRESS, EASEMENT OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. BULVERDE MARKETPLACE, L.P. AND ITS AGENTS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

M.M. SEAY SURVEY NO. 340
ABSTRACT 911
COUNTY BLOCK 4966

M.M. SEAY SURVEY NO. 340
ABSTRACT 911
COUNTY BLOCK 4966

**SUBDIVISION PLAT OF
REDLAND ROAD EXTENSION**

A 11.99 ACRES OF LAND OUT OF A 112.3 ACRE TRACT DESCRIBED IN CONVEYANCE TO BULVERDE MARKETPLACE L.P. AND A PORTION OF A 3.728 ACRE SAVE AND EXCEPT TRACT BOTH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12962, PAGES 963-964 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A PORTION OUT OF THE REMAINING PORTION OF A 244 1/2 ACRE TRACT AND THE REMAINING PORTION OF A 183 ACRE TRACT BOTH CONVEYED TO FRANCES ORENE GRADY PAPE, DAVID NEAL PAPE, ROSE ELEANOR PAPE, AND JEFFERY ELMER PAPE DESCRIBED IN DEED RECORDED IN VOLUME 6469, PAGES 49-52 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, AND CONVEYED TO GRADY CHRISTIAN PAPE IN WARRANTY DEED RECORDED IN VOLUME 5795, PAGES 948-951 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE JACOB GULL SURVEY NUMBER 395, ABSTRACT NUMBER 297, COUNTY BLOCK 4967 AND OUT OF THE M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966, IN NEW CITY BLOCK (N.C.B.) 17365 OF THE CITY OF SAN ANTONIO OF BEAR COUNTY TEXAS.

THIS PLAT OF REDLAND ROAD EXTENSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF AUGUST A.D. 2009.

BY: CLAUDIA NARANJO CHAIRMAN
BY: CLAUDIA NARANJO SECRETARY

LINE TABLE

LINE	BEARING	LENGTH
L1	N52°34'02"W	56.55'
L2	S87°24'42"W	59.94'
L4	S06°17'37"E	56.02'
L5	N51°50'41"E	63.48'
L6	N83°41'54"E	57.15'
L7	N50°44'33"W	15.00'
L8	N39°15'27"E	16.00'
L9	S23°57'47"W	66.18'
L10	N50°44'33"W	15.00'
L11	N28°23'44"W	15.00'
L12	N61°36'16"E	16.00'
L13	N28°23'44"W	15.00'
L14	N28°23'44"W	15.00'
L15	N61°36'16"E	16.00'
L16	N28°23'44"W	15.00'
L17	N28°23'44"W	15.00'
L18	N61°36'16"E	16.00'
L19	N28°23'44"W	15.00'
L20	N28°23'44"W	15.00'
L21	N28°23'44"W	15.00'
L22	N28°23'44"W	15.00'
L23	N28°23'44"W	15.00'
L24	N28°23'44"W	15.00'
L25	S28°30'42"W	27.12'
L26	S81°29'18"E	37.60'
L27	N35°46'11"E	63.93'
L28	N56°35'40"W	9.30'
L29	N33°24'20"E	10.00'
L30	N56°35'40"W	9.96'
L31	N39°15'27"E	16.00'
L32	N28°23'44"W	15.00'
L33	N28°23'44"W	15.00'
L34	N28°23'44"W	15.00'
L35	N28°23'44"W	15.00'
L36	N28°23'44"W	15.00'
L37	N28°23'44"W	15.00'
L38	N28°23'44"W	15.00'
L39	N28°23'44"W	15.00'
L40	N28°23'44"W	15.00'
L41	N28°23'44"W	15.00'
L42	N28°23'44"W	15.00'
L43	N28°23'44"W	15.00'
L44	N28°23'44"W	15.00'

M.M. SEAY SURVEY NO. 340
ABSTRACT 911
COUNTY BLOCK 4966

UNPLATTED
OWNER: BULVERDE MARKETPLACE, L.P.
(VOL. 12962, PGS. 963-964 D.P.R.)

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS DESCRIBED AS PRIVATE, FOR ALL EGRESS, ADJACENT AREAS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
BULVERDE MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: DAVID NEAL PAPE
A TEXAS LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: JEFFERY ELMER PAPE
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: FRANCES ORENE GRADY PAPE
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: DAVID NEAL PAPE
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OWNER/DEVELOPER:
DAVID NEAL PAPE
A TEXAS LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

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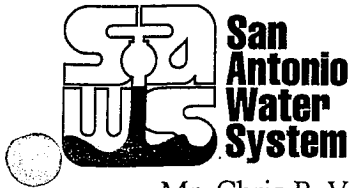
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ITS GENERAL PARTNER

BY:



DEVELOPMENT SERVICES
RECEIVED

2009 JAN -9 PM 4: 25

June 10, 2008

Mr. Chris P. Van Heerde, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0805018 - Request for review of **Redland Road Extension Subdivision, Plat No. 080266** located on the eastside of Bulverde and south of Loop 1604

Dear Mr. Heerde:

On May 30, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for a road and consists of approximately 11.750 acres located entirely within the EARZ. No significant features were observed. The west portion of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1495. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Redland Road Extension Subdivision, Plat No. 080266.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over the typed name.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 January 28, 2009

SHAENFIELD CROSSING
SUBDIVISION NAME

MAJOR PLAT

080281
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 546 B-7

OWNER: Aiman Abdulbaki, by Art Rios

ENGINEER: Rios and Associates, by Salvador Flores, P.E.

CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 13, 2009

Location: North side of Shaenfield Road at Cavern Hill

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Commercial

Major Thoroughfare: Shaenfield Road is a secondary arterial, type A minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **5.89** acres consisting of **3** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080281

OWNER/DEVELOPER:
The Crossing Development Group
14010 Cougar Point
San Antonio, TX 78230
Alman Abdulbaki
(210)-639-7757

RLOS & ASSOC.
8303 Colco
San Antonio, Texas 78229
Call # 210-300-6557
Office # 210-582-7102
e-mail: rlos@earthlink.net

SCALE: 1" = 100'

◆ BENCHMARK
TOP OF MAINHOLE
Elevation = 770.27

Point	Station	Distance	Remarks
1	100+00	0.00	Start of Subdivision
2	100+00	0.00	Start of Subdivision
3	100+00	0.00	Start of Subdivision
4	100+00	0.00	Start of Subdivision
5	100+00	0.00	Start of Subdivision
6	100+00	0.00	Start of Subdivision
7	100+00	0.00	Start of Subdivision
8	100+00	0.00	Start of Subdivision
9	100+00	0.00	Start of Subdivision
10	100+00	0.00	Start of Subdivision

Point	Station	Distance	Remarks
1	100+00	0.00	Start of Subdivision
2	100+00	0.00	Start of Subdivision
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6	100+00	0.00	Start of Subdivision
7	100+00	0.00	Start of Subdivision
8	100+00	0.00	Start of Subdivision
9	100+00	0.00	Start of Subdivision
10	100+00	0.00	Start of Subdivision

Point	Station	Distance	Remarks
1	100+00	0.00	Start of Subdivision
2	100+00	0.00	Start of Subdivision
3	100+00	0.00	Start of Subdivision
4	100+00	0.00	Start of Subdivision
5	100+00	0.00	Start of Subdivision
6	100+00	0.00	Start of Subdivision
7	100+00	0.00	Start of Subdivision
8	100+00	0.00	Start of Subdivision
9	100+00	0.00	Start of Subdivision
10	100+00	0.00	Start of Subdivision

Curve	Radius	Length	Chord	Offset	Station
1	1000'	100'	100'	0.00'	100+00
2	1000'	100'	100'	0.00'	100+00

THE PLAT OF SHAENFIELD CROSSING SUBDIVISION, BEING 5.897 ACRES, IN THE CITY OF SAN ANTONIO, TEXAS, AND BEING APPROVED BY SUCH COMMISSION.

DATED THIS THE ____ DAY OF ____ A.D. 2008

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DAILY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON ____ DAY OF ____ A.D. 2008, AND THAT AFTER EXAMINATION, IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE EVIDENCE, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS THE ____ DAY OF ____ A.D. 2008

BY: _____

COUNTY JUDGE, BEAR COUNTY TEXAS

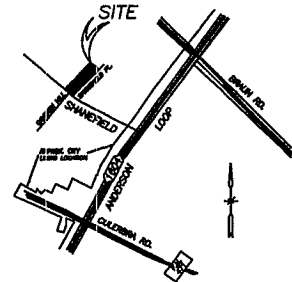
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON ____ DAY OF ____ A.D. 2008, AND DAILY RECORDED THE ____ DAY OF ____ A.D. 2008, IN BOOK VOLUME ____ ON PAGE ____ IN MY TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. 2008.

BY: _____, DEPUTY
COUNTY CLERK, BEAR COUNTY, TEXAS

NOTES:

- OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (2)(2).
- 1/2" IRON RE-BAR WITH YELLOW CAP MARKED SALVADOR FLORES ENGINEERS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
- DISTANCE ARE U.S. SURVEY FEET.
- STREETSCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
- FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(2)(6).
- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC (2)(3).
- IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



LOCATION MAP
NOT TO SCALE

NOTES:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPING BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 3, BLOCK 16, C.B. 44480, LOT 2, BLOCK 16, C.B. 44480, LOT 1, BLOCK 16, C.B. 44480). THE CROSSING DEVELOPMENT GROUP WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

THE MAINTENANCE OF THE DETENTION POND, OUTLET STRUCTURE, AND EASEMENTS OF ANY KIND, SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEAR COUNTY.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEAR

THE COMMISSIONERS OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT, (EXCEPT TO THE USE OF THE COMMISSIONERS AS PROVIDED, FORWARD ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ A.D. 2008

HONORARY PUBLIC BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

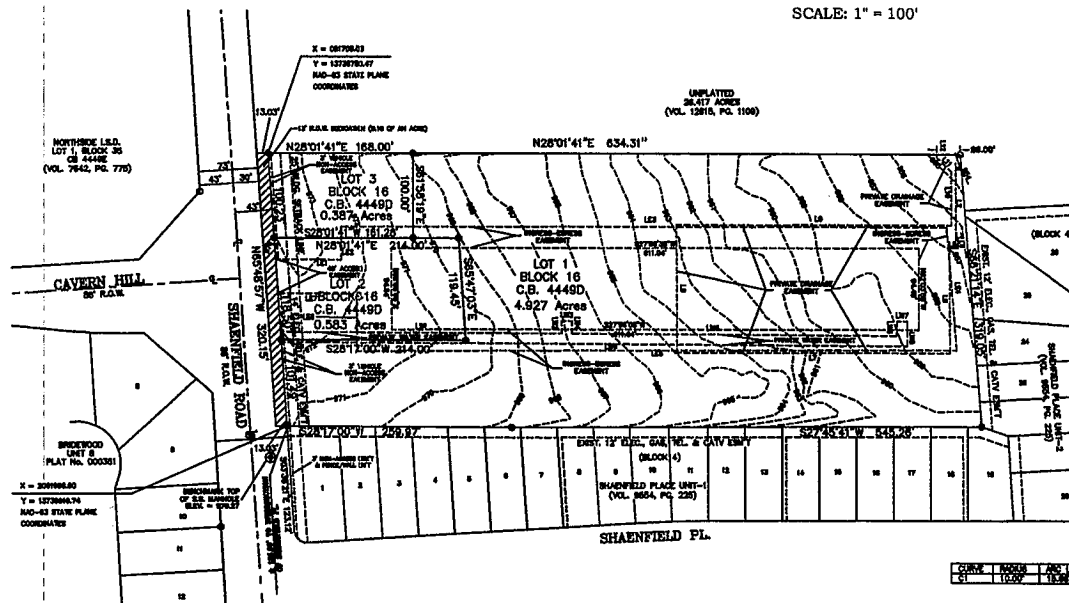
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SURVEY, LOTS AND DRAINAGE, AND TO THE BEST OF MY KNOWLEDGE, THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

SALVADOR FLORES, P.E., NO. 82038
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY ____ A LAND SURVEYOR.

WILL PERKINS, BLS NO. 5443
REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT ESTABLISHING
SHAENFIELD CROSSING SUBDIVISION

ESTABLISHING LOTS 1-3, BLOCK 16, C.B. 4448 D, BEING 5.897 ACRES, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF A CALLED 5.90 ACRE TRACT KNOWN AS TRACT 12, RECORDED IN A SPECIAL WARRANTY DEED IN VOLUME 10593, PAGE 1827, OFFICIAL RECORDS BEAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TIES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

RECEIVED
JAN 12 PM 3:11

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 January 28, 2009

RIISING MOON UNIT 1
SUBDIVISION NAME

MAJOR PLAT

080303
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 478 E-3

OWNER: Petros Developments SA, LLC, by Sam Petros

ENGINEER: Jones & Carter, Inc., by Jack Steven Brown

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 10, 2009

Location: On the east side of Scenic Loop Road, south of Boerne Stage Road

Services Available: SAWS Water and On-site Sewage Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 014A-07, Rising Moon Ranch, was accepted on January 9, 2009.

Proposed Use: Residential

Major Thoroughfare: Scenic Loop Road is a secondary arterial minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **24.510** acres consisting of **20** single family lots, **1** non-single family lot and **2,237** linear feet of public streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects."
- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

The applicant's engineer acknowledged receiving the Planning and Development Services email, and indicated that they will conform to the Military's request.

In addition, the City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

Approval

RISING MOON RANCH UNIT 1

BEING 24.510 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332 1/2, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Jack Steven Brown
11/8/09
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, paths, water courses, drainage easements and public places thereon shown for the purpose and consideration therein expressed.

SAH PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SAH PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 11 day of November, A.D., 2009.



Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of RISING MOON RANCH UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 11 day of November, A.D., 2009.

BY: SAH PETROS
CHAIRMAN

BY: SAH PETROS
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, Michael A. Romans, County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the 11 day of November, A.D., 2009, at 11:00 H., and duly recorded the 11 day of November, A.D., 2009, at 11:00 H., in the deed and plat records of Bexar County, in Book Volume 13547 on page 1651.

In testimony whereof, witness my hand and official seal of office, this 11 day of November, A.D., 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Michael A. Romans
DEPUTY

BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

JOB NO.: 476-001-01-08/2009 DATE: 04/09/2009

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 11/8/09 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

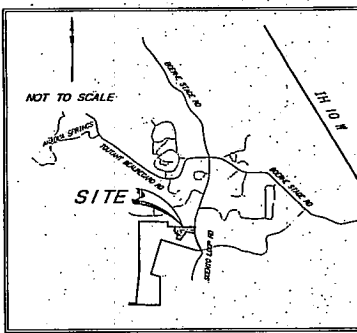
DATED THIS 11 DAY OF November, A.D., 2009.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 300'

300' 150' 0' 300'

LOCATION MAP
PETROS MAP GRID 446 E3

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE SHOWN WITHIN THE ORIGINAL SURVEY RECORDS ARE SHOWN ON THE GROUND WITH 1/2" DIAMETER IRON PILES (UNLESS OTHERWISE NOTED).
- THE UNDERSIGNED HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION SHALL BE RECONSTRUCTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER SIMILAR MATERIAL) AFTER SURVEY AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE EXACT LOCATION OF THE SUBJECT TRACT ON THE FEDERAL RESERVE TRUST MAP (FEDERAL RESERVE TRUST MAP, COMMISSIONER'S PANEL NO. 1902000000, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "A" (UNPAVED) WHICH IS DESIGNATED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- THE BOUNDARY DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, THE GRID TO PLAT SCALE FACTOR IS 1.000176.
- NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
- ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
- OWNER MUST COMPLY WITH THE STREETCARE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 25-512) DURING ANY CONSTRUCTION PHASE.
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEXAR COUNTY AND ARE NOT SUBJECT TO APPROVAL BY THE CITY OF SAN ANTONIO.
- IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHALL BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO HISTORIC PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
- THE 100 YEAR FLOOD PLAIN AND THE EDWARDS RECHARGE ZONE ARE NOT WITHIN THE BOUNDARY OF THIS PLAT.
- THERE ARE NO EXISTING DRAINAGE SYSTEMS OR SEWER LINES WITHIN THE BOUNDARY OF THIS PLAT.
- AN EXISTING WELL IS FOUND ON LOT 5 (SEE SHEET 3 OF 5). THIS WELL WAS LOGGED AND CAPPED ON SEPTEMBER 26, 2008.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

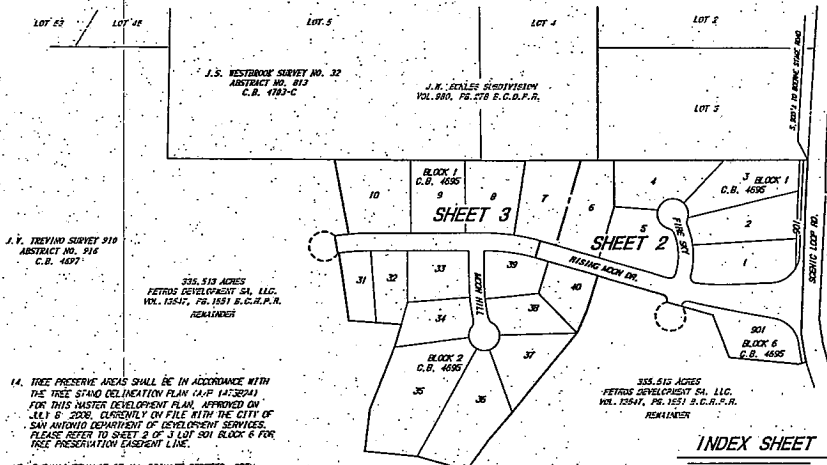
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE OFFICE OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GROUND.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

LOT NO.	BLOCK NO.	DEED AREA IN ACRES	NET AREA - MINUS LESS ENCUMBERED IN ACRES
1	1	1.00 ACRES	1.00 ACRES
2	1	1.00 ACRES	1.00 ACRES
3	1	1.00 ACRES	1.00 ACRES
4	1	1.00 ACRES	1.00 ACRES
5	1	1.00 ACRES	1.00 ACRES
6	1	1.00 ACRES	1.00 ACRES
7	1	1.00 ACRES	1.00 ACRES
8	1	1.00 ACRES	1.00 ACRES
9	1	1.00 ACRES	1.00 ACRES
10	1	1.00 ACRES	1.00 ACRES
11	1	1.00 ACRES	1.00 ACRES
12	1	1.00 ACRES	1.00 ACRES
13	1	1.00 ACRES	1.00 ACRES
14	1	1.00 ACRES	1.00 ACRES
15	1	1.00 ACRES	1.00 ACRES
16	1	1.00 ACRES	1.00 ACRES
17	1	1.00 ACRES	1.00 ACRES
18	1	1.00 ACRES	1.00 ACRES
19	1	1.00 ACRES	1.00 ACRES
20	1	1.00 ACRES	1.00 ACRES
21	1	1.00 ACRES	1.00 ACRES
22	1	1.00 ACRES	1.00 ACRES
23	1	1.00 ACRES	1.00 ACRES
24	1	1.00 ACRES	1.00 ACRES
25	1	1.00 ACRES	1.00 ACRES
26	1	1.00 ACRES	1.00 ACRES
27	1	1.00 ACRES	1.00 ACRES
28	1	1.00 ACRES	1.00 ACRES
29	1	1.00 ACRES	1.00 ACRES
30	1	1.00 ACRES	1.00 ACRES



INDEX SHEET

LARKIN T. SMITH SURVEY 332 1/2
ABSTRACT NO. 1101
C.B. 4702

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER
IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING
FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR
TO WATER PETER SET AND WASTEWATER SERVICE
CONNECTION.

WASTEWATER ECU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT
DRAINING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT
ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER
ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
E.L.	ELECTRIC
ESPT	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"1"	FOUND 1/2" IRON ROD
"5"	SET 1/2" IRON ROD
E.A.T.C.	ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS

DEVELOPER/OWNER: PETROS DEVELOPMENT SA, LLC
by SAH PETROS, ITS MANAGER
10474 BROADVIEW RD
BROADVIEW HEIGHTS, TX 75417
TELEPHONE: (409) 546-5000

C.P.S.B. NOTES:

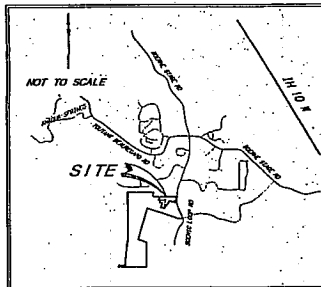
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (G.T. PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS PLAT. THE DEDICATION OF THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "TELEPHONE EASEMENT", "CABLE EASEMENT" AND "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, REPLACING, AND TESTING POLES, TOWERS OR SUPPORTING STRUCTURES, CABLES, CONDUITS, PIPELINES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPROPRIATIONS, TOGETHER WITH THE RIGHT OF EGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE LOCATION OF SAID LINES OR APPROPRIATIONS THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONITORING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRAVE CHANGES OR OBSTRUCTIONS ALTERING EASEMENT SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRAVE CHANGES OR OBSTRUCTION ALTERATION.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.



LOCATION MAP
FEDUSON NIP GRID 446.13

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER CHAIRMAN'S ADJACENT PROPERTY TO REPAIR ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

WASTEWATER EDDI NOTE: THE MAJORITY OF WASTEWATER EQUIVALENT CHASING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET-AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
D.E.C.	DRAINAGE EASEMENT CENTER
ESMT	EASEMENT
EXT.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS FOLLOWING EASEMENT: "ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND SANITARY SEWER EASEMENT".

"ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, AND EXTENDING ELEC. LINES, GAS LINES, TELEPHONE LINES, CABLE LINES, AND SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CHAIRMAN'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND TO REPAIR AND MAINTAIN SAID FACILITIES WITHIN SAID EASEMENT AND TO REPAIR AND MAINTAIN SAID FACILITIES WITHIN SAID EASEMENT AND TO REPAIR AND MAINTAIN SAID FACILITIES WITHIN SAID EASEMENT.

NO C.P.S.B. LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S.B. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES IN CROSS ELEVATIONS OR TERRAIN SHALL BE LOANED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR CROSS ELEVATION CHANGES.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE OTHERWISE SET FORTH.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY SEWER AND UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE-FOOT-WIDE EASEMENTS.

C.N.O.	DETA	RADIUS	INCHES	ARC	CHORD BEG.	CHORD
1	089°54'58"	100.00	69.91	122.03	N 44°00'35" E	114.60
2	002°46'55"	284.75	69.95	136.07	N 77°34'35" E	139.06
3	069°59'18"	20.00	16.96	30.36	N 60°19'11" E	21.53
4	014°39'51"	150.00	119.50	30.29	S 72°50'20" E	355.45
5	001°12'38"	264.75	30.04	60.09	N 73°48'43" E	60.69
6	002°20'50"	220.00	14.77	29.53	S 74°20'49" E	29.53
7	051°12'38"	20.00	30.43	31.94	N 29°45'43" E	29.55
8	087°49'02"	20.00	19.25	30.45	N 60°04'15" E	21.71
9	035°10'06"	275.00	69.93	173.59	S 03°14'50" E	170.73
10	020°25'13"	230.00	147.70	220.00	S 08°20'01" E	212.97
11	034°55'52"	225.00	70.80	137.18	S 00°48'14" E	135.08
12	085°10'28"	23.00	15.31	26.16	S 85°38'58" E	25.03
13	074°50'19"	21.00	31.03	34.20	N 63°13'38" E	69.51
14	041°42'03"	29.00	11.05	21.11	S 00°21'05" E	50.84
15	097°45'29"	20.00	22.92	34.13	S 32°01'18" E	39.12
16	009°24'31"	720.58	89.33	118.29	S 81°38'48" E	118.26
17	333°03'00"	50.00	28.87	50.00	N 73°10'24" E	30.00
18	005°25'23"	100.00	69.94	149.12	N 44°57'48" E	135.68

T.N.O.	DIRECTION	DISTANCE
1	S 03°20'23" E	1.50 25'
2	S 09°03'06" E	89.79'
3	S 76°15'08" E	26.08'
4	N 79°55'04" E	151.59'
5	N 24°13'41" E	107.68'
6	S 16°49'36" E	3.32'
7	N 73°10'24" E	50.00'
8	N 03°20'23" E	1.50 25'
9	S 16°49'36" E	3.32'
10	S 09°03'06" E	101.25'
11	N 54°05'15" E	182.24'
12	N 79°55'04" E	60.32'

SCALE 1" = 100'



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout, to the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Jack Steven Brown 11/8/09
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

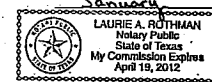
The owner of the land shown on this plat in person or through a duly authorized agent, dedicated to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

SAH PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SAH PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 4 day of November, A.D., 2009.



Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of RISEING MOON RANCH UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

Dated this 4 day of November, A.D., 2009.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to actual survey made on the ground by: BROWN ENGINEERING CO.



Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, Michael A. Romans, County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the 4 day of November, A.D., 2009, at 10:00 A.M., and duly recorded the 4 day of November, A.D., 2009, at 10:00 A.M., in the deed and plat records of Bexar County, in Book/Volume 10174 on page 101.

In testimony whereof, I have hereunto set my hand and official seal of office, this 4 day of November, A.D., 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

DNN: KA APP: SSB/MAR

BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

JOB NO.: 476-001-01 86/019 DATE: 04/09/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 5-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

SHEET 2 OF 5

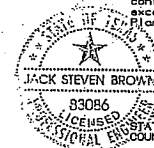
RISING MOON RANCH UNIT 1

BEING 24,510 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332 1/2, ABSTRACT NO. 1101, C.B. 4702, BEAR COUNTY, TEXAS; BEING A PORTION OF CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PAGE 1651 OF THE BEAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Jack Steven Brown 11/8/09
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEAR

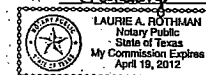
The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

SAN PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEAR

Before me, the undersigned authority on this day personally appeared SAN PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 day of September, A.D. 2009.



Laurie A. Rothman
NOTARY PUBLIC
BEAR COUNTY, TEXAS

This plat of RISING MOON RANCH UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 8 day of September, A.D. 2009.

BY: Chairman

BY: Secretary

STATE OF TEXAS
COUNTY OF BEAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.



STATE OF TEXAS
COUNTY OF BEAR

I, Michael A. Romans, County Clerk of Bear County, Texas, do hereby certify that this plat was filed for record in my office, on the 11 day of September, A.D. 2009, at 11 H. and duly recorded the 11 day of September, A.D. 2009, at 11 H. in the deed and plat records of Bear County, in Book/Volume 25 on page 5.

In testimony whereof, I have hereunto set my hand and official seal of office, this 11 day of September, A.D. 2009.

COUNTY CLERK, BEAR COUNTY, TEXAS

By: Deputy

DN: KA APP: SSR/HAR

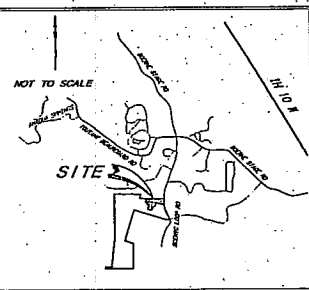
BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 6-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 476-001-19 B2/D13 DATE: 01/07/2009

SHEET 4 OF 5



LOCATION MAP
FERGUSON MAP GRID 448 C3

DRAINAGE NOTES:
NO STREETS, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ANY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

WASTEWATER EDU NOTE: THE MASTER OF WASTEWATER EQUIVALENT CHARGE AND EDU FEE IS PAID FOR THIS SUBDIVISION PLAT AND MUST ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO MAKING EJECT SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND	
B.S.L.	BUILDING SETBACK LINE
O.F.V.	CABLE TELEVISION
O.E.	DRAINAGE EASEMENT
E.L.C.	ELECTRIC
E.M.T.	EASEMENT
E.X.T.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
T.E.	TELEPHONE
B.C.R.P.R.	BEAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEAR COUNTY DEED & PLAT RECORDS
T.	FOUND 1/2" IRON ROD
S.	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

C.P.S.B. NOTES:
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (WITH PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "TELEPHONE EASEMENT", "CABLE TELEVISION EASEMENT", "UTILITY EASEMENT", AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, REPLACING, AND ERECTING POLES, WIRING OR SAVING ARMS, CHAINS, CONDUITS, PIPELINES OR TRANSMISSIONS, EACH WITH ITS ACCESSORY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY C.P.S.B. LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S.B. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR CHANGING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS, BEAR RESPONSIBLE FOR SAID GRADE CHANGES OR CHANGING ELEVATION ALTERATION.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE TELEVISION OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

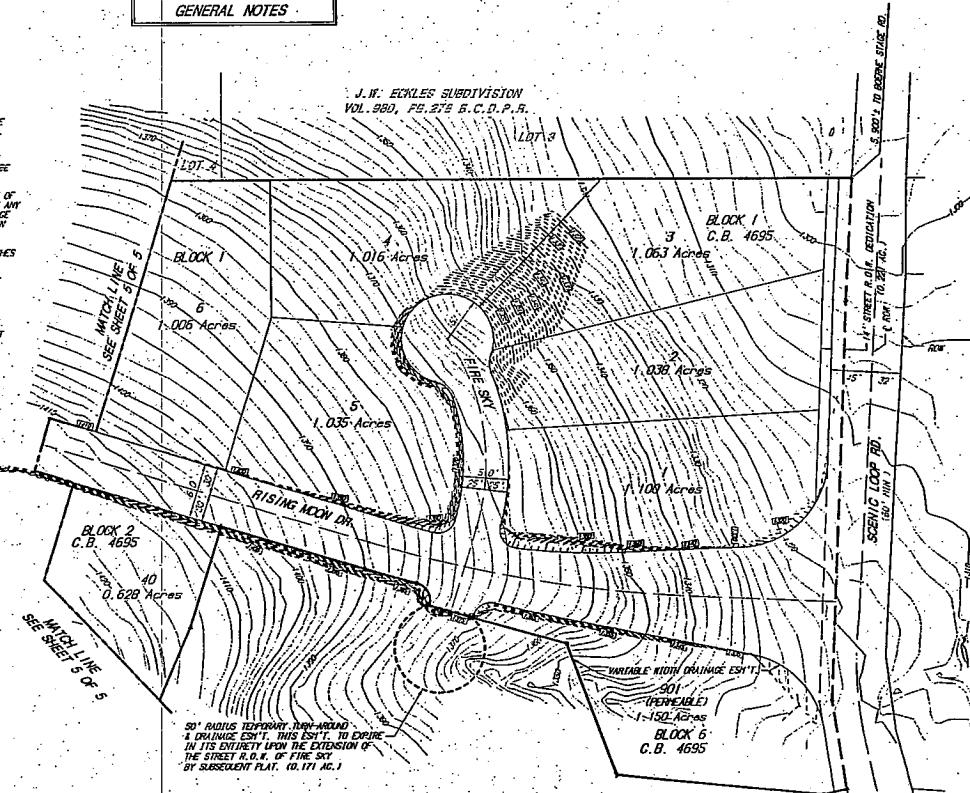
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC AND TELEPHONE AND CABLE T.V. EASEMENTS WHEN THEY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED ON EXISTING WITHIN THESE "FIVE-FOOT" WIDE EASEMENTS.

SEE SHEET 1 OF 5 FOR GENERAL NOTES

J.W. ECKLES SUBDIVISION
VOL. 280, PG. 272 B.C.D.P.R.

SCALE 1" = 100'
100' 50' 0' 100'



EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

--- 120 --- = EXISTING
--- 122 --- = PROPOSED

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON 11 day of September, A.D. 2009 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 11 DAY OF September, A.D. 2009.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

DEVELOPER/OWNER: PETROS DEVELOPMENT SA LLC
by SAN PETROS, ITS MANAGER
10474 BROADVIEW ROAD
BROADVIEW HEIGHTS, OHIO 44147
TELEPHONE (440) 346-2500

RISING MOON RANCH UNIT 1

BEING 24.510 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332 1/2, ABSTRACT NO. 1101, C.B. 4702, BEKAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOLUME 13547, PG. 1651 OF THE BEKAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEKAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.



Jack Steven Brown 1/8/09
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEKAR

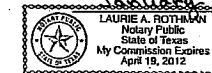
The owner of the land shown on this plat in person or through a duly authorized agent, dedicated to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereof shown for the purpose and consideration therein expressed.

SAM PETROS
PETROS DEVELOPMENT SA, LLC

STATE OF TEXAS
COUNTY OF BEKAR

Before me, the undersigned authority on this day personally appeared SAM PETROS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8 day of January, A.D. 2009.



Michael A. Romans
NOTARY PUBLIC
BEKAR COUNTY, TEXAS

This plat of RISING MOON RANCH UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 8 day of January, A.D. 2009.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEKAR

I, County Clerk of Bekar County, Do hereby certify that this plat was filed for record in my office, on the 8 day of January, A.D. 2009 at H. and duly recorded the 8 day of January, A.D. 2009 and plat records of Bekar County, in Book/Volume 11 on page 12:5. In testimony whereof, I witness my hand and official seal of office, this 8 day of January, A.D. 2009.

COUNTY CLERK, BEKAR COUNTY, TEXAS

BY: DEPUTY DNR: KA APP: SR/HR

BROWN ENGINEERING CO.

A JONES & CARTER COMPANY

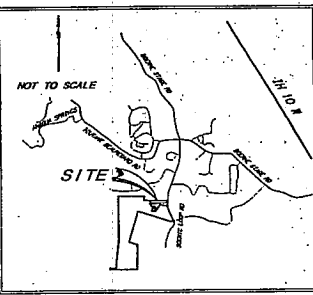
JOB NO.: 476-001-19 B2/013 DATE: 01/07/2009

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

EXISTING AND PROPOSED GROUND ELEVATION CONTOURS

— 1200 — EXISTING
— 1200 — PROPOSED

SCALE 1" = 100'
100' 50' 0' 100'



LOCATION MAP
FORWARD MAP 010 448 E3

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEKAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS ON 1/8/09 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 8 DAY OF JANUARY, A.D. 2009.

COUNTY JUDGE, BEKAR COUNTY, TEXAS

COUNTY CLERK, BEKAR COUNTY, TEXAS

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS HAS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILLS SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

30' RADIUS TEMPORARY TURN-AROUND
A DRAINAGE CURB, THIS CURB, TO EXPIRE
IN ITS ENTIRETY UPON THE EXTENSION OF
THE STREET R.O.D. OF RISING MOON DR.
BY SUBSEQUENT PLAT, (0.171 AC.)

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER
IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING
FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR
TO WATER RETER SET AND/OR WASTEWATER SERVICE
CONNECTION.

335.513 ACRES
PETROS DEVELOPMENT SA, LLC
VOL. 13547, PG. 1651 B.C.R.P.R.
REMAINDER

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT
DRAINAGE UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT
ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER
ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS
SYSTEM (WITH PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE
EASEMENTS AND ZONING OF ANY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS
"ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT",
"SEWER EASEMENT", "OVERLAPPING EASEMENT", "UTILITY EASEMENT"
AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING,
CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING,
ENLARGING, PARALLELING AND ERECTING POLES, MASTS OR BURNING KITES,
TOWERS, COUPLERS, PIPES, LINES OR TRANSMISSIONS, SUCH AS ITS
NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS
AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT OF TO
CARRY SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY
AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR
PLANTS (WHICH OR OTHER OBSTRUCTIONS WHICH EXISTED OR MAY
INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES
HEREIN). IF, IN THE COURSE OF SUCH REMOVAL, ANY BUILDINGS,
CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT
AREAS.

ANY ORS NECESSARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED
OF OR GRANTEE LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES
OR CHANGES IN GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO
THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHARGE
CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT INTEND, ALTER, RELEASE, OR OTHERWISE AFFECT
ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE
OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES (UNLESS
THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW).

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT
FIVE-FOOT WIDE ELECTRIC AND GAS EASEMENTS AND ARE NOT TO BE
ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC,
GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND
ELECTRIC, GAS, TELEPHONE AND CABLE T.V. UTILITIES ARE PROPOSED
OR EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
CLE	ELECTRIC
ESP	EASEMENT
EXTD.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.P.R.	POINT OF R.V.
S.S.	SANITARY SEWER
TEL	TELEPHONE
B.C.R.P.R.	BEKAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEKAR COUNTY DEED & PLAT RECORDS
1"	FOUND 1/2" IRON ROD
5"	SET 1/2" IRON ROD
E.R.T.C.	ELECTRIC GAS, TELEPHONE & CABLE TELEVISION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

SEE SHEET 1 OF 5 FOR
GENERAL NOTES

DEVELOPER/OWNER: PETROS DEVELOPMENT SA, LLC
by SAM PETROS, ITS MANAGER
1074 BROADVIEW ROAD
BROADVIEW HEIGHTS, OHIO 44117
TELEPHONE (440) 546-5000



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

PLY TO
TTENTION OF

Office of the Commander

DEC 11 2008

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's December 3, 2008 notification on Master Development Plan (MDP) # 014A-07 Rising Moon Ranch, and two associated plats, 080303 and 080360a, for a 335 acre development about 3 miles west of Camp Bullis along Scenic Loop Road. We provide the following comments.

A part of the tract is within the Camp Bullis 3 mile light buffer zone and this tract is so large that light from the whole tract may affect Camp Bullis. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that much of the tract is heavily wooded.



Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Contribution Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is mostly in karst zone 2. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. See enclosed map from which it appears that the majority of the tract is in karst zone 2.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:
1) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent); 2) has appropriate documentation – recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

for M. E. Garr
Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 January 28, 2009

MARCUS LANDING
SUBDIVISION NAME

MAJOR PLAT

080450
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 685 E-1

OWNER: Sunbelt Estate Investments, L.L.C., by Beau S. King

ENGINEER: Rakowitz Engineering, L.L.C., by Walt F. Rakowitz, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: January 12, 2009

Location: On the north side of Foster Road, west of McClellan Road

Services Available: East Central Special Utility District Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

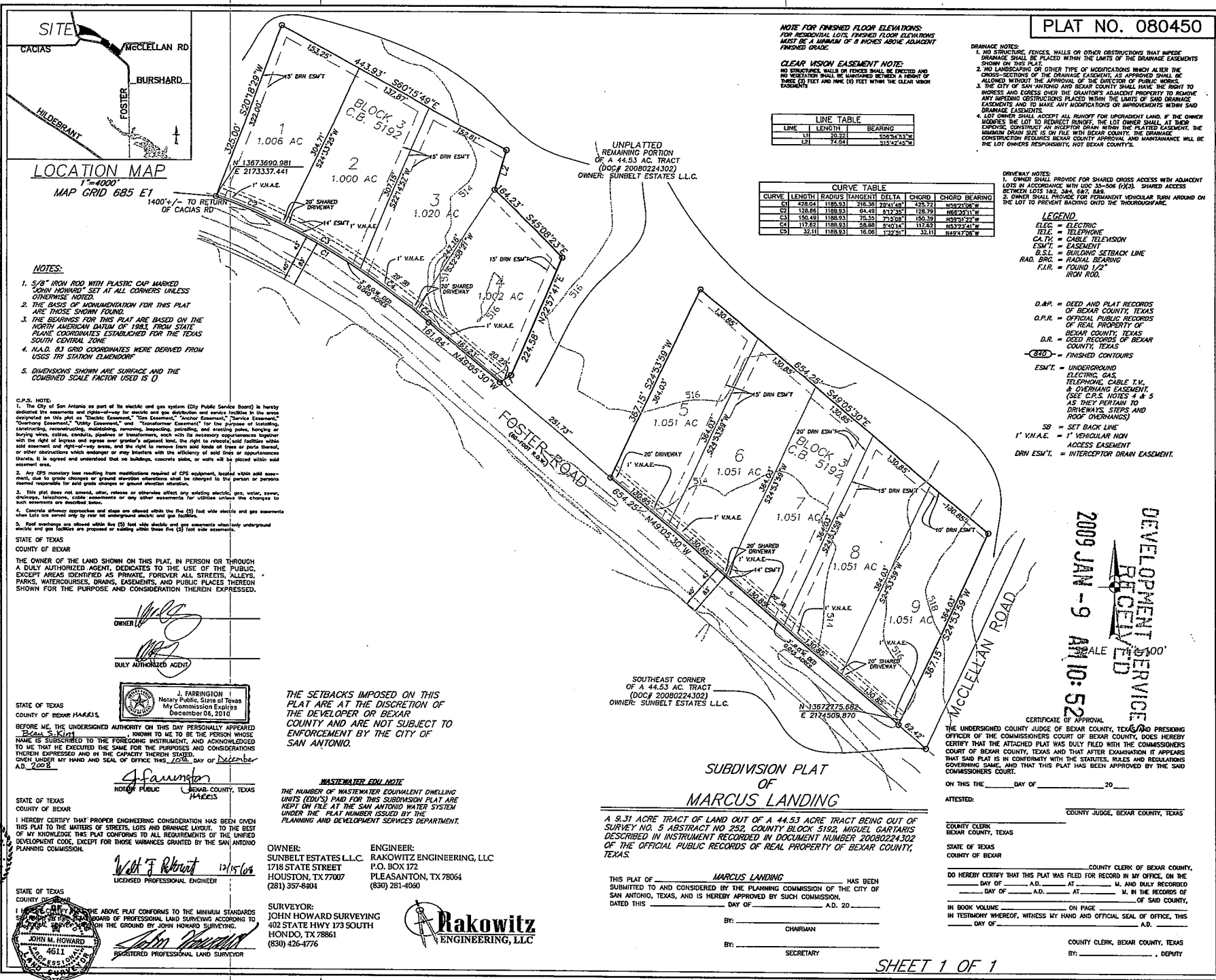
Major Thoroughfare: Foster Road is a primary arterial Type A minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **9.31** acres consisting of **9** single family lots.

STAFF RECOMMENDATION:

Approval



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 January 28, 2009

MISSION HILLS
SUBDIVISION NAME

MAJOR PLAT

080452
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 A-6

OWNER: Allegiance Stone Oak, LP, by Kurt David Goll

ENGINEER: Pape-Dawson Engineers, Inc., by Song Tan, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: January 9, 2009

Location: South of Evans Road and east of Knights Cross Drive

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: MF-33 Multi-Family District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP 48, Stone Oak was accepted on September 19, 1983.

Proposed Use: Multi-Family

Major Thoroughfare: Evans Road is a primary arterial, type A, minimum R.O.W.
120 feet.

APPLICANT'S PROPOSAL:

To plat **22.65** acres consisting of 1 non-single family lot.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems,

as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects."
- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

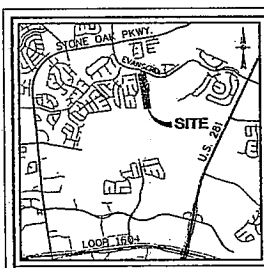
The applicant's engineer acknowledged receiving the Planning and Development Services email, and that they indicated that they will conform to the Military's request.

In addition, the City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

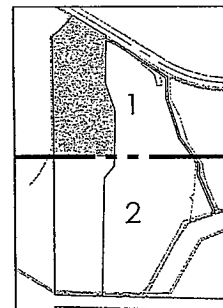
Approval



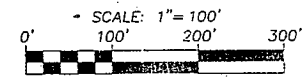
LOCATION MAP
MAPSCO MAP GRID, 4846
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	1000.00'	125.36'	141.727°	N33°15'08"E	248.78'
C2	248.78'	248.42'			

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°53'18"W	26.66'
L2	N13°53'18"E	34.46'
L3	S13°44'18"W	4.50'
L4	N76°15'44"W	25.00'
L5	N13°44'18"E	25.00'
L6	S76°15'44"E	25.00'
L7	S13°44'18"W	4.50'
L8	S76°15'44"E	130.34'
L9	S40°16'08"W	58.17'
L10	N49°43'52"W	98.20'
L11	N38°32'58"W	53.23'
L12	N40°16'08"E	48.17'
L13	S63°59'31"E	170.80'
L14	S80°22'45"W	72.18'
L15	S00°08'33"W	74.47'
L16	N88°51'27"W	20.00'
L17	N00°08'33"E	71.03'
L18	S80°22'45"W	58.52'
L19	N09°37'15"W	85.67'
L20	N70°13'47"E	80.17'
L21	S70°33'32"E	110.68'
L22	S09°37'15"E	42.71'



PLAT NUMBER 080452



PAPE-DAWSON ENGINEERS

555 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9000

SUBDIVISION PLAT
OF
MISSION HILLS

A 22.66 ACRE TRACT OF LAND BEING ALL OF A 22.00 ACRE TRACT OF LAND CONVEYED TO ALLEGIANCE STONE OAK, L.L.C. IN SPECIAL WARRANTY DEED RECORDED BY VOLUME 13324, PAGES 118-121 AND OUT OF A 6.86 ACRE TRACT CONVEYED TO ROYAL DEVELOPMENT S.A. I, L.L.C. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10324, PAGES 767-779, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE L.C. GROTNAUS SURVEY NUMBER 12, ABSTRACT 930, COUNTY BLOCK 4924. THE A-1 CLOSURE SURVEY NUMBER 11, ABSTRACT 386, COUNTY BLOCK 4738 AND THE BEAT, SEALE AND FORTWORTH SURVEY NUMBER 11, ABSTRACT 114, COUNTY BLOCK 4739, NOW IN NEW CITY BLOCK 17219 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SHARED CROSS ACCESS NOTE:
IN ACCORDANCE WITH SECTION 20-506 (1)(B) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAINTMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

DRAINAGE NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:
1. 1/2" HIGH BODIES WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NAD 83 AMERICAN DATUM OF 1983 (NAD 83) AND DISPLAYED IN GRID VALUES DERIVED FROM NAD 83 COGNITIVE CORRECTION POINT.
3. DRAINAGE SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COGNITIVE SYSTEM ESTABLISHED FOR THE SCULPT CENTRAL ZONE.

EDWARDS RECHARGE NOTE:
1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "WATER RECHARGE ZONE AND WATERED PROTECTION" OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN AN EDWARDS RECHARGE PROTECTION PLAN (WATER POLLUTION ABSTRACT PLAN OR "WAPP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL ICED OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL ICED OFFICE.

WASTE WATER EDDI NOTE:
THE NUMBER OF WASTE WATER EQUIPMENT DUELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PAINTING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENCHANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND BEHAVIOR ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AFFECT, ALTER, RESULTS OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR, TELE. CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
BEAR MET IMPACT FEE PAYMENT NOTE:
BEAR METROPOLITAN WATER IMPACT FEES ARE DUE AT THE TIME OF PLATING.

THIS PLAT OF MISSION HILLS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 20____ A.D.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK _____ VOLUME _____ ON PAGE _____ IN ESTIMATED WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF Illinois
COUNTY OF Champaign
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROYAL DEVELOPMENT S.A. I, L.L.C.
1605 S. STATE ST. SUITE 112
CHAMPAIGN, IL 61820
(217)356-8888

STATE OF Illinois
COUNTY OF Champaign

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF Texas
COUNTY OF Travis

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: KURT DAVID GOLL
ALLEGIANCE STONE OAK, LP
14881 QUORUM DR., SUITE 950
DALLAS, TX 75254
(214)378-8500

STATE OF Texas
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____ A.D.

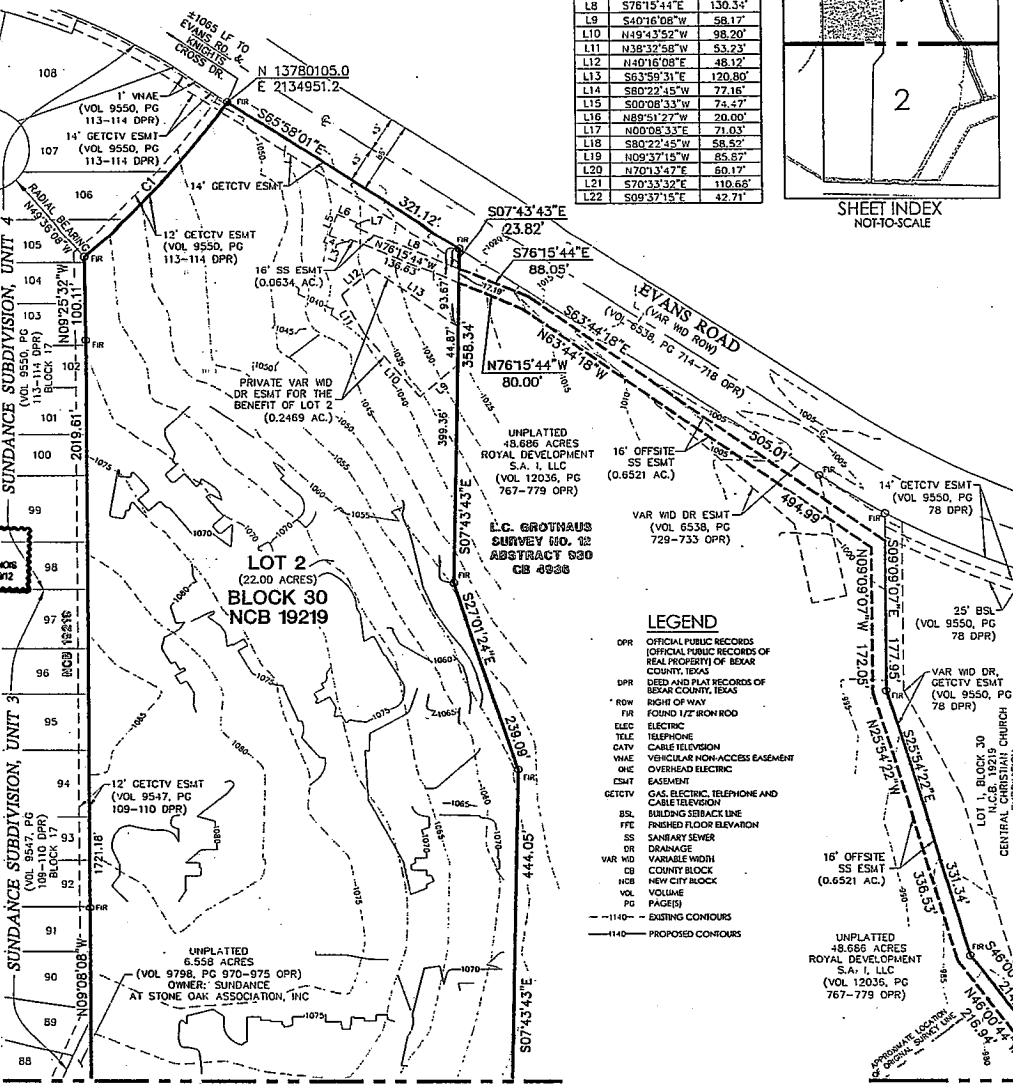
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT FOR THE PURPOSES OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, L.L.C.



MATCHLINE 'A' - SEE SHEET 2 OF 2

MATCHLINE 'B' - SEE SHEET 2 OF 2



RECEIVED
LOCAL PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR



1000

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

COUNTY OF Champaign
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON
AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PL

IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS,
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN
AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROYAL DEVELOPMENT S.A. I
16' OFFSHORE ESTATE 1405 S. STATE ST. SUITE 112

1803 S. STATE ST., SUITE 112
CHAMPAIGN, IL 61820
(217) 356-8888

STATE OF Illinois
COUNTY OF Champaign

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY KNOWN TO ME TO BE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I HAVE TOLD HIM THAT HE EXECUTED THE SAME FOR THE PURPOSES ABOVE SET FORTH.

THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
HAND AND SEAL OF OFFICE THIS 19TH DAY OF Dec
20 22 A.D.

STATE OF TEXAS

COUNTY OF Travis
THE OWNER OF THE LAND SHOWN ON

AUTHORIZED AGENT, DEDICATED TO THE USE OF THE P
IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PA
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN
AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: KURT DAVIDSON, JR.

ALLEGIANCE STONE OAK, U
14881 QUORUM DR, SUITE 9
DALLAS, TX 75254

STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PER
Kurt David Cook KNOWN TO ME TO
 BE THE PERSON TO WHOM THE FOREGOING INSTRUMENT WAS

ME THAT HE EXECUTED THE SAME FOR THE PURPOSES A
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATE
HAND AND SEAL OF OFFICE THIS 12th DAY OF Dec

1734-10-12

STATE OF TEXAS
COUNTY OF BEXAR

THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE
OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES

ANTONIO PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE
 SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYORS
 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL

[illegible]

PLAT NUMBER 080452

SUBDIVISION PLAT OF MISSION HILLS

A 22.45 ACRE TRACT OF LAND BEING ALL OF A 22.03 ACRE TRACT OF LAND CONVEYED TO ALLEGANCE BONE GAGE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10324, PAGES 1118-1174 AND OUT OF A 48.68 ACRE TRACT CONVEYED TO ROYAL DEVELOPMENT 2, L.L.C. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10324, PAGES 747-779, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE L.C. CRADDOCK SURVEY NUMBER 12, ABSTRACT 938, COUNTY BLOCK 4936, THE A-1 HOUTSON SURVEY NUMBER 34, ABSTRACT 358, COUNTY BLOCK 4938, NOW IN THE BEAT, SEALE AND FORDWOOD SURVEY NUMBER 11, ABSTRACT 114, COUNTY BLOCK 4938, NOW IN BEAT CITY BLOCK 15311 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SHARED CROSS ACCESS NOTE:
IN ACCORDANCE WITH SECTION 33.01 (B)(3) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CONTOUR NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CURBLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

DRAINAGE NOTE:
NO STRUCTURE, EROSION WALLS, OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRADIENTS OR ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:
1. 1/2" RIGHT BOUNDS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1994) BY THE SAN ANTONIO CITY CODE ENTITLED "AFTER RECHARGE TO BE BASED ON THE 1983 DATUM".
3. DIMENSIONS SHOWN ARE SURFACE.
4. ALL BOUNDARY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1994). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDWARD'S RECHARGE NOTES:
1. THIS SUBDIVISION IS WITHIN THE EDWARD'S RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 24, ARTICLE IV, DIVISION 5 OF THE SAN ANTONIO CITY CODE ENTITLED "AFTER RECHARGE TO BE BASED ON THE 1983 DATUM".
2. NO PERSON SHALL COMMERCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EROSION CONTROL PROTECTION PLAN (EMERGENCY POLLUTION ABATEMENT PLAN) OR "WATER MODIFICATION" TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 21.05 OF THE TEXAS WATER CODE OR LATEST REVISION OR OTHER GRANTORS' ADJACENT LAND, THE RIGHT TO RECHARGE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVAL OF SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE THE RIGHT OF INGRESS AND EGRESS OVER GRADIENTS OR ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

WASTE WATER EROSION NOTE:
THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER. ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "WATER EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, REPAIRING, AND ERECTING POLES, HANGING OR BURYING Wires, CABLES, CONDUITS, PRELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADIENTS OR ADJACENT LAND, THE RIGHT TO RECHARGE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVAL OF SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE THE RIGHT OF INGRESS AND EGRESS OVER GRADIENTS OR ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THIS PLAT OF MISSION HILLS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, 20____ A.D.

BY: _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEAR

BY: _____ SECRETARY

_____, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND I HAVE RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK _____ VOLUME _____ ON PAGE _____

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

_____, COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
REGISTERED
★
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

Objekt: Der 16. 2008 4:20 am 11.08.2008



September 5, 2008

Mr. Dennis Rion, P.E.
Pape-Dawson Engineers
555 E Ramsey
San Antonio, Texas 78216

RE: File No. 0809001 - Request for review of **Mission Hills Subdivision 080452** located east of the intersection of Evans Road and Knights Cross.

Dear Mr. Rion:

On September 2, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for Multi-Family Residential and consists of approximately 22.74 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1755. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Mission Hills Subdivision, Plat No. 080452.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon".

Kirk M. Nixon

Manager

Resource Protection Division

RECEIVED
09 JAN -8 PM 3:09
LAND DEVELOPMENT
SERVICES DIVISION

KMN/GDJ: LRD



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

REPLY TO
ATTENTION OF

Office of the Commander

DEC 5 2008

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Director, Office of Military Affairs
City of San Antonio

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's November 24, 2008 notification on Plat 080452 known as Mission Hills, a 22 acre development about 2.7 miles southeast of Camp Bullis in the Stone Oak area. We provide the following comments.

We recommend that measures be incorporated to sufficiently protect the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is located in the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the Stone Oak Karst Faunal Area (KFA) within which the tract is located. See enclosed map from which it appears that the tract is entirely within karst zone 1 of the Stone Oak KFA. Zone 1 areas are known to contain listed invertebrate karst species. If many of the areas identified by US Fish & Wildlife Service (USFWS) in their March 2008 Draft Karst Invertebrate Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

All of the tract is within the Camp Bullis 3 mile light zone of concern. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

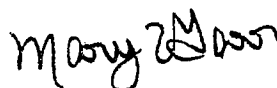
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:
(1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in



Austin and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary E. Garr". The signature is stylized with a large, looped "M" and a cursive "Garr".

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 January 28, 2009

LAURA HEIGHTS UNIT-5 PUD
SUBDIVISION NAME

MAJOR PLAT

080464
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-5

OWNER: H.J. Enterprises, L.P., by David L. Earl

ENGINEER: Briones Consulting & Engineering, Ltd., by Roland H. Briones, P.E.

CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 9, 2009

Location: Near the northeast corner of Sun Mill and Cheney Glen Street

Services Available: Forest Glen Utility Company Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 870B, Laura Heights was accepted on September 16, 2008

PUD 05-035C, Laura Heights was accepted on September 16, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 7.27 acres consisting of 45 single family lots, 1 non-single family lot and 1,460 linear feet of private streets.

STAFF RECOMMENDATION:

Approval

LAURA HEIGHTS SUBDIVISION UNIT 5-PUD

BEING LOTS 19-36, BLOCK 105, LOTS 11-20, BLOCK 107, LOTS 1-10, BLOCK 108 AND LOTS 19-25, BLOCK 111, C.B. 4450, CONSISTING OF 7.274 ACRES OF LAND OUT OF THE M.M. MUSQUIT SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, RECORDED IN VOLUME 4990, PAGE 715 OF THE BEAR COUNTY REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS.

THIS PLAT OF LAURA HEIGHTS SUBDIVISION UNIT 5-PUD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT AN ACTUAL SURVEY MADE ON THE GROUND BY GEORGE OZUNA, JR., R.P. 1-S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.



JOSE R. GONZALEZ
MY COMMISSION EXPIRES:
NOVEMBER 30, 2011

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, 20____

ATTESTED:

COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY JUDGE, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., _____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D., _____, AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

CITY PUBLIC SERVICE NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "CABLE EASEMENT", "SANITARY SEWER EASEMENT", "WATER EASEMENT", "SIDEWALK EASEMENT", "PEDESTRIAN EASEMENT", "CLEAR VISION EASEMENT", "DRAINAGE EASEMENT", "CONCRETE EASEMENT", "MAINTENANCE EASEMENT", "INSPECTION EASEMENT", "PATROLING AND DETECTING POLICE, HAZARDOUS OR BURNING CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT-OF-WAY AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLING AND DETECTING POLICE, HAZARDOUS OR BURNING CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT-OF-WAY AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFICALLY NOTED BELOW.
- CONCRETE OVERLAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

NOTES

- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - DUBUQUE, P.D. AT 9550.
- BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- ALL PRIVATE STREETS SHOWN HEREON ARE ALSO, WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
- LOT 999 INCLUDES ALL PRIVATE STREETS (1.048 ACRES).
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

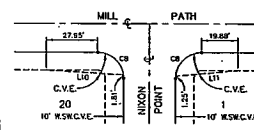
- "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, SIGNAGE, ETC., WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASTHO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF IMPROVING AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLINGS UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- LOT 902, BLOCK 111 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- FOREST CLEN UTILITY COMPANY, OR ITS SUCCESSORS IS HEREBY GRANTED A WATER UTILITIES EASEMENT IN ALL PRIVATE STREETS AND PUBLIC AREAS FOR PROVISIONS OF WATER SERVICE AND ALL RELATED UTILITIES.

(PERMEABLE)
EASEMENT TO EXPOSE
UPON INCORPORATION INTO
PLATTED LOTS OR R.O.W.
WATER & DRAINAGE EASEMENT
(0.125 AC)

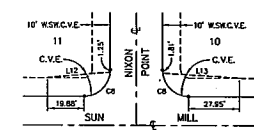
LINE	LENGTH	BEARING
L1	14.73	N23°58'23"W
L2	10.00	S66°01'37"E
L3	96.52	S23°58'23"W
L4	10.00	S23°58'23"W
L5	50.00	S66°01'37"E
L6	28.50	S23°58'23"W
L7	30.23	S59°54'07"E
L8	30.23	S73°09'07"E
L9	95.50	N23°58'23"E
L10	42.16	N27°17'47"E
L11	34.21	N18°56'05"E
L12	31.21	N18°56'05"E
L13	42.16	N27°17'47"E
L14	31.50	N66°01'37"W
L15	41.00	N23°58'23"E
L16	50.00	N66°01'37"W

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	15.00	14.80	8.06	56°31'31"	14.21
C2	40.75	208.42	26.93	293°03'02"	44.95
C3	15.00	14.80	8.06	56°31'31"	14.21
C4	4.25	6.68	4.25	90°00'00"	6.01
C5	4.25	6.68	4.25	90°00'00"	6.01
C6	4.25	6.68	4.25	90°00'00"	6.01
C7	4.25	6.68	4.25	90°00'00"	6.01
C8	14.25	22.38	14.25	90°00'00"	20.15

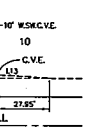
DETAIL "1"
SCALE 1" = 100'



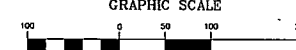
DETAIL "2"
SCALE 1" = 50'



DETAIL "3"
SCALE 1" = 50'



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft

OWNER/DEVELOPER:
HJ ENTERPRISES, L.P.
15303 HUBNER ROAD, BLDG. 15
SAN ANTONIO, TEXAS 78248
(210) 222-1500
(210) 222-1900 FAX

ADJACENT SUBDIVISIONS	UNIT	VOLUME & PAGE
1	LAURA HEIGHTS SUBDIVISION UNIT 4 - PUD	8563 & 4

PROPERTY OWNER TABLE	NAME	ADDRESS	CITY	STATE	ZIP CODE
PL	H.J. ENTERPRISES, L.P.	111 SOLEDAD ST., SUITE 1111	SAN ANTONIO	TEXAS	78205

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax



LEGEND

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- U.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION ESM'T.
- W.S.W.C.V.E. = WATER, SIDEWALK, PEDESTRIAN & CLEAR VISION ESM'T.
- B.S.L. & U.E. = BUILDING SETBACK LINE & UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) EASEMENT
- FND. LR. = FOUND IRON ROD
- R.P.R. = REAL PROPERTY RECORDS
- V.M.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- = EXISTING CONTOUR
- = PROPOSED CONTOUR

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 15 January 28, 2009

DUNNCO – OLD PEARSALL ROAD
SUBDIVISION NAME

MAJOR PLAT

080513
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 680 A-1

OWNER: Dunn Development Company, Inc., by Scott Dunn

ENGINEER: M. W. Cude Engineers, LLC, by Joshua Cude, P. E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: January 14, 2009

Location: On the east side of Old Pearsall Road, north of Loop 410

Services Available: SAWS Water and Sewer

Zoning: C-3 R Restricted Commercial District

Proposed Use: Commercial

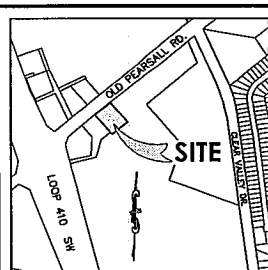
Major Thoroughfare: Old Pearsall Road is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **1.056** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

- LEGEND**
- AC. = ACRES
 - B.S.L. = BUILDING
 - CL = CURVE LINE
 - CL = CURVE NUMBER
 - D.P.R. = DEED & PLAT RECORDS
 - EDU = EQUIVALENT DWELLING UNIT
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ESWT. = EASEMENT
 - EX. = EXISTING
 - LI = LINE NUMBER
 - O.P.R. = OFFICIAL PROPERTY RECORDS
 - PG. = PAGE
 - POS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - R.P.R. = REAL PROPERTY RECORDS
 - SAN. SEW. = SANITARY SEWER
 - TODOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - UDC = UNIFIED DEVELOPMENT CODE
 - VAL.E. = VOLUME
 - WAT. = WATER
 - STREET CENTERLINE
 - MAJOR EXISTING GROUND CONTOUR
 - MINOR EXISTING GROUND CONTOUR
 - EXISTING PROPERTY LINE
 - INDICATES IRON PIN SET

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

VARIABLE WIDTH SANITARY SEWER EASEMENT (1000 AC.)
LOT 1, BLOCK 1
AROLD PROPERTY & L.P.
A DELAMARE UNITED PARTNERSHIP
3250 LACY ROAD SUITE 180
DOWNSIDE GROVE, ILLINOIS 60555

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

DESIGN NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANDING OR BURNING WRECK, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGING OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

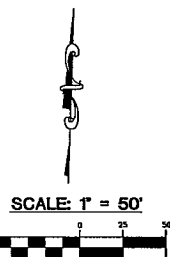
FINISHED FLOOR NOTES: ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

WASTEWATER ECU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

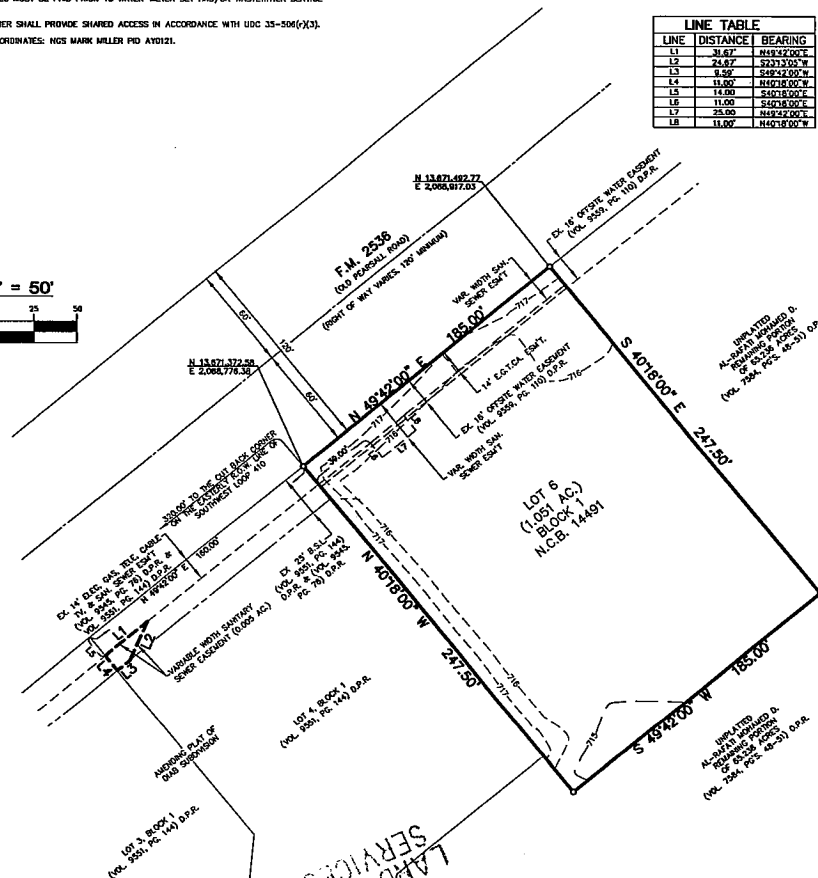
IMPACT FEE PAYMENT: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER-METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SHARED ACCESS NOTE: OWNER SHALL PROVIDE SHARED ACCESS IN ACCORDANCE WITH UDC 35-506(f)(4).

ORIGIN OF STATE PLANE COORDINATES: NAD 83 MARK MILLER PID A70121.



SCALE: 1" = 50'



LINE TABLE		
LINE	DISTANCE	BEARING
L1	31.67	S89°42'00"E
L2	23.67	S23°30'00"E
L3	9.50	S42°42'00"W
L4	11.80	S40°18'00"E
L5	14.00	S40°18'00"E
L6	11.00	S40°18'00"E
L7	28.00	N49°42'00"E
L8	11.00	N40°18'00"W

- NOTES:**
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR WIDE AREA IN ACCORDANCE WITH UDC 35-506(f)(3).
 2. STREETSCAPE SHALL BE DONE AT TIME OF BUILDING PERMIT.
 3. EASEMENTS REFERENCED TO ADJOINING PLAT OF DAB SUBDIVISION VOLUME 8551, PAGE 144, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
 4. ALL PROPERTY CORNERS ARE SET 3" DIAMETER PINS WITH RED CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED.

DRAINAGE NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.

- TODOT NOTE:**
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COVERED TOTAL OF ONE ACCESS POINTS, ALONG FM 2536, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 185'.
 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TODOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TODOT.

PLAT NO. 080513



M.W. CUDE ENGINEERS, L.L.C.
10325 SANDHIA ROAD
SAN ANTONIO, TEXAS 78250
TEL: 210.401.2951
FAX: 210.523.7112
WWW.MWCUDE.COM
CONTACT: JOSHUA M. CUDE, P.E.

**SUBDIVISION PLAT
ESTABLISHING**

DUNNCO - OLD PEARSALE ROAD

1.056 ACRES OF LAND IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, N.C.B. 14491 OUT OF THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, COUNTY BLOCK 4303, BEAR COUNTY, TEXAS BEING 1.051 ACRES OUT OF A 65,236 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 7584, PAGES 48-51 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND 0.005 OF AN ACRE OUT OF LOT 4, BLOCK 1, DAB SUBDIVISION AMENDING PLAT RECORDED IN VOLUME 8551, PAGE 144, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF DUNNCO - OLD PEARSALE ROAD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER/DEVELOPER:
THE DUNN DEVELOPMENT COMPANY, INC.
3007 H. BURN
10325 LANE ROAD, STE. 101
HOUSTON, TEXAS 77059
PHONE: (281) 570-8887
FAX: (281) 570-8828

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JOSHUA M. CUDE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEWARD, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, DATED THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

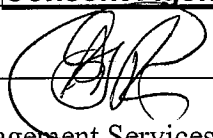
BY: _____ DEPUTY

RECEIVED
09 JAN 14 PM 4:18
LAND DEVELOPMENT
SERVICES DIVISION

Item # 16

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Consent Agenda**

FROM: George Rodriguez, Assistant Director, Real Estate Section 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1320—Request to declare surplus to the needs of the City of San Antonio a parcel of land out of Lot 42, Block 1, NCB 2444 near the intersection of Guadalupe and Brazos Streets

DATE: January 12, 2009

PETITIONER: Giovanni's Restaurant
Attn: John J. Gagliano
913 S. Brazos St.
San Antonio, TX 78207

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on January 28, 2009.

BACKGROUND

Petitioner is requesting to declare as surplus to the City of San Antonio and sell a parcel of land surrounding Giovanni's Restaurant located at 913 South Brazos in NCB 2444 as shown on attached Exhibit "A." The area consists of approximately 2,614 square feet of land. If approved, petitioner plans to expand and improve his restaurant.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Disclosure Notice by which the petitioner agrees with certain stipulations is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

OKA

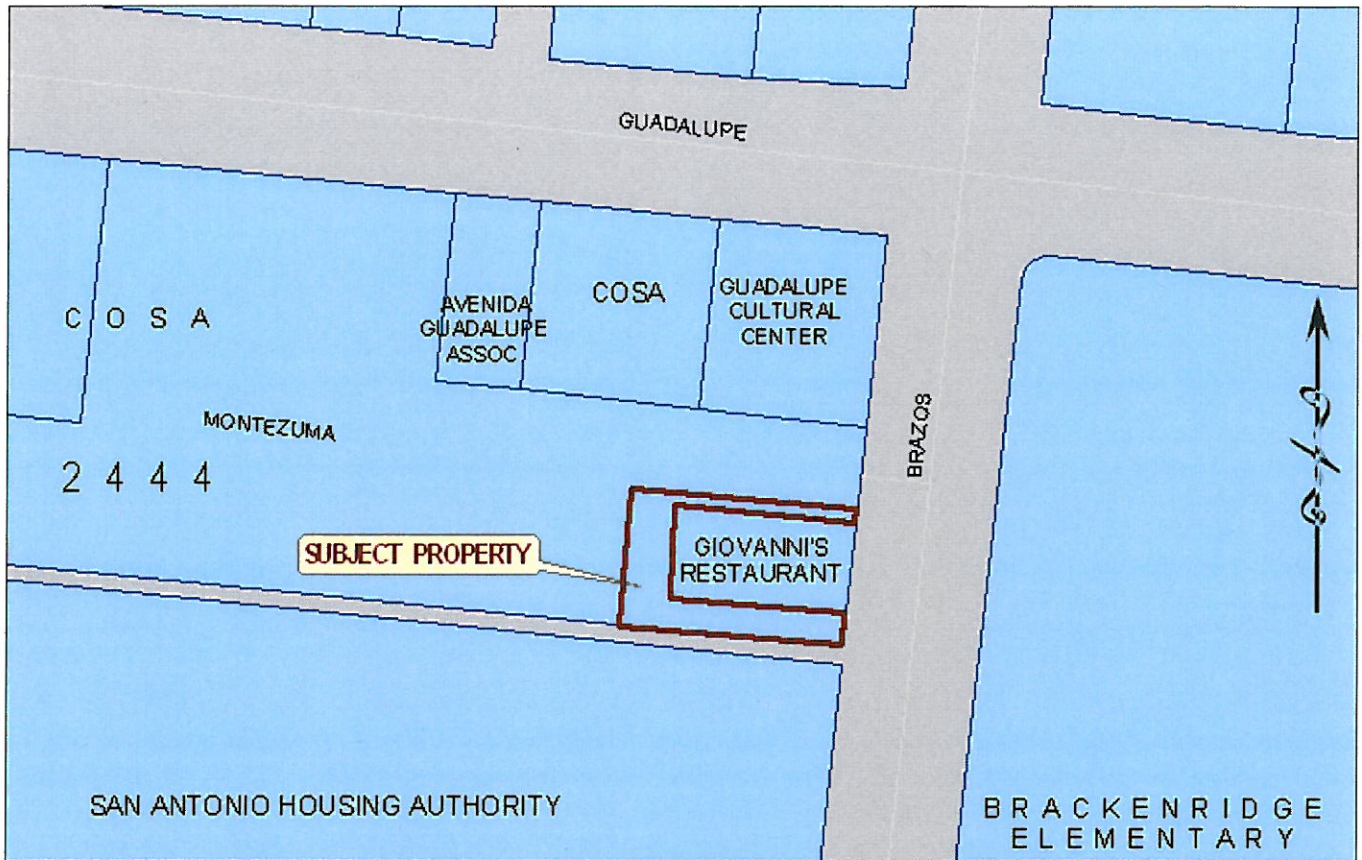


Exhibit "A"

S. P. No. 1320

Petitioner: Giovanni's Restaurant

Disclosure Notice:

Buyer: John J. Gagliano

Buyer's Address: 913 S. Brazos St.
San Antonio, TX 78207

Description of Purchased Property: An irregular .06 acre tract of land out of Lot 42, Block 1, New City Block
2444, Plaza Guadalupe, Unit 7.

By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

The property is conveyed subject to all existing easements and other encumbrances. If

1. Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance.
2. Zoning district standards and replatting requirements may affect the use of the property, and Buyer must assure itself of any applicable requirements before closing. City will assume Buyer understands and accepts any attendant limitations if Buyer chooses to close.
3. The property must be assembled with the petitioner's adjoining property and platted in accordance with City Code.
4. The property is too small to develop by itself.

The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.

Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.

Dated: 12/9/08


John J. Gagliano



A RESOLUTION

**RECOMMENDING ACCEPTANCE OF A \$1,437.70 BID FOR
APPROXIMATELY .06 ACRE OUT OF LOT 42, BLOCK 1,
NCB 2444, PLAZA GUADALUPE, UNIT 7**

* * * * *

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO:**

That the Planning Commission of the City of San Antonio recommends that the City Council accept the bid of John J. Gagliano in the amount of \$1,437.70 for approximately .06 acre out of lot 42, block 1, NCB 2444, Plaza Guadalupe, Unit 7, San Antonio, Bexar County, Texas, as more particularly described on **Exhibit A**, which is incorporated by reference for all purposes as if fully set forth.

PASSED AND APPROVED this _____ day of January 2009.

CHAIRMAN

Exhibit A

METES AND BOUNDS DESCRIPTION FOR

0.06 ACRES

0.06 ACRE TRACT OF LAND OUT OF LOT 42, BLOCK 1, NEW CITY BLOCK 2444, PLAZA GUADALUPE, UNIT 7, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9522, PAGE 77, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of Lot 40, Block 1, New City Block 2444 and the west right-of-way of Brazos Street;

THENCE: along the west right-of-way of Brazos Street, S 06°23'08" W, a distance of 12.50 feet to a point for the southeast corner of this tract;

THENCE: departing the west right-of-way of Brazos Street, N 84°01'24" W, a distance of 87.88 feet to a point, for the southwest corner of this tract;

THENCE: N 06°21'44" E, a distance of 56.96 feet to a point for the northwest corner of this tract;

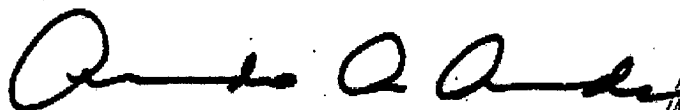
THENCE: S 83°59'19" E, a distance of 87.90 feet to a point at the west right-of-way of Brazos Street, for the northeast corner of this tract;

THENCE: along the west right-of-way of Brazos Street, S 06°23'08" W, a distance of 7.20 feet to a point for an angle point of this tract;

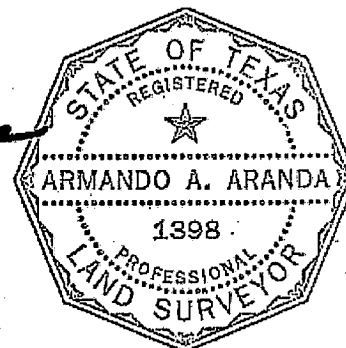
THENCE: departing the west right-of-way of Brazos Street, N 83°59'19" W, a distance of 67.28 feet to a point for an angle point of this tract;

THENCE: S 06°21'44" W, a distance of 37.25 feet to a point at the southwest corner of Lot 39, for an angle point of this tract;

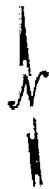
THENCE: S 84°01'24" E, a distance of 67.27 feet to the POINT OF BEGINNING and containing 0.06 acres of land.



Armando A. Aranda
Registered Public Land Surveyor No. 1398



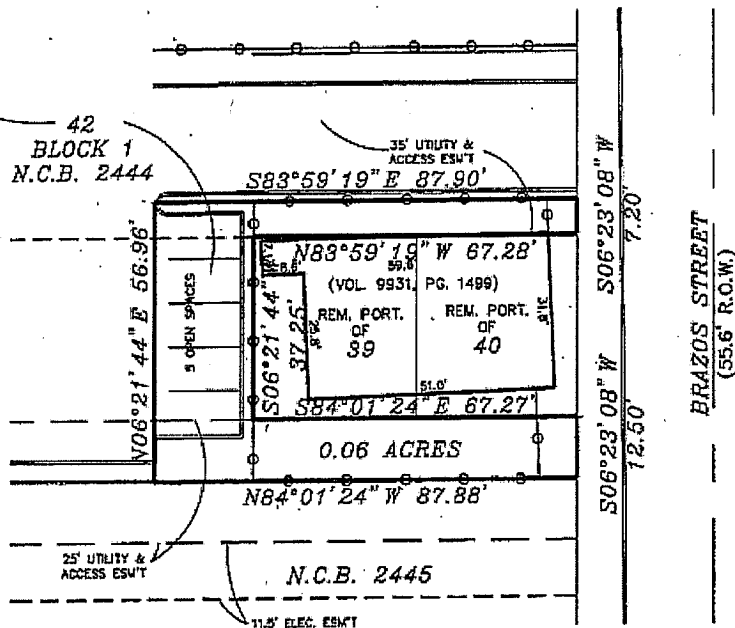
1773
May 23, 2007
AAA/amg



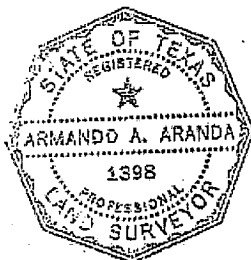
SCALE: 1" = 30'

① = FOUND IRON BAR

② = SET IRON BAR



SURVEY OF
0.06 ACRES OUT OF
LOT 42, BLOCK 1
NEW CITY BLOCK 2444
PLAZA GUADALUPE
UNIT 7
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY
AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT,
EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN,

BY

ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: MAY 23, 2007

PLAT REFERENCE: VOL. 9522, PG. 77
DEED REFERENCE:
DEED REFERENCE:
DEED REFERENCE:

G.F. NO.:

BUYER:

ADDRESS:

ARMANDO A. ARANDA
2222 BEECHAVEN
SAN ANTONIO, TEXAS 78207
210-432-7405
JOB NUMBER: 1773

Individual Consideration

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission
FROM: Kent Hickingbottom, Assistant Director of Public Works
COPIES TO: Christina De La Cruz, P.E., City Transportation Engineer, file
SUBJECT: Land Acquisition and Dedication for Intersection Improvements
DATE: January 8, 2009

PETITIONER: City of San Antonio
Attn: Majed A. Al-Ghafry, P.E.
114 W. Commerce
San Antonio, Texas 78205

Staff requests that this item be placed on the Planning Commission agenda for individual consideration for the Planning Commission meeting on January 28, 2009.

BACKGROUND

Staff is requesting that right-of-way be acquired and/or that land dedications be accepted adjacent to three intersections in the Stone Oak Community. Specifically, additional right-of-way is needed to accommodate right-turn lanes at the following intersections: 1) Stone Oak Parkway at Huebner Rd., 2) Evans Rd. at US 281, and 3) Sonterra Blvd. at Hardy Oak Blvd. These right-turn lanes are needed to relieve congestion associated with insufficient capacity to accommodate right-turning traffic.

At Stone Oak Parkway and Huebner Rd., approximately 3,002 square feet of right-of-way must be acquired from Walgreens on the northwest corner of the intersection to accommodate the southbound right-turn lane. It is apparent, that this Walgreens was developed with anticipation of a future right-turn lane as the private infrastructure is not in conflict with the location of the proposed right-turn lane.

At Evans Rd. and US 281, a variable width drainage easement on the southeast corner of the intersection is proposed to be dedicated to the City of San Antonio for the addition of a dual right-turn lane. Staff recommends acceptance of the 0.8447 acre parcel as green space which will largely remain undeveloped.

At Sonterra Blvd. and Hardy Oak Blvd., right-of-way is needed on the northeast corner of the intersection to accommodate a westbound right-turn deceleration lane. A plan for the right-turn lane has not yet been prepared. However, with Planning Commission consent, staff will move forward with plan development and will seek funding for construction.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the property will be acquired in the near future at fair market value for the needed right-of-way required at Stone Oak Parkway at Huebner Rd. For the other two intersections, Evans Rd. at Hwy 281 and Sonterra Blvd. at Hardy Oak Blvd., there will be no fiscal impact as the needed right-of-way will be dedicated to City of San Antonio.

CONCLUSION AND RECOMMENDATION

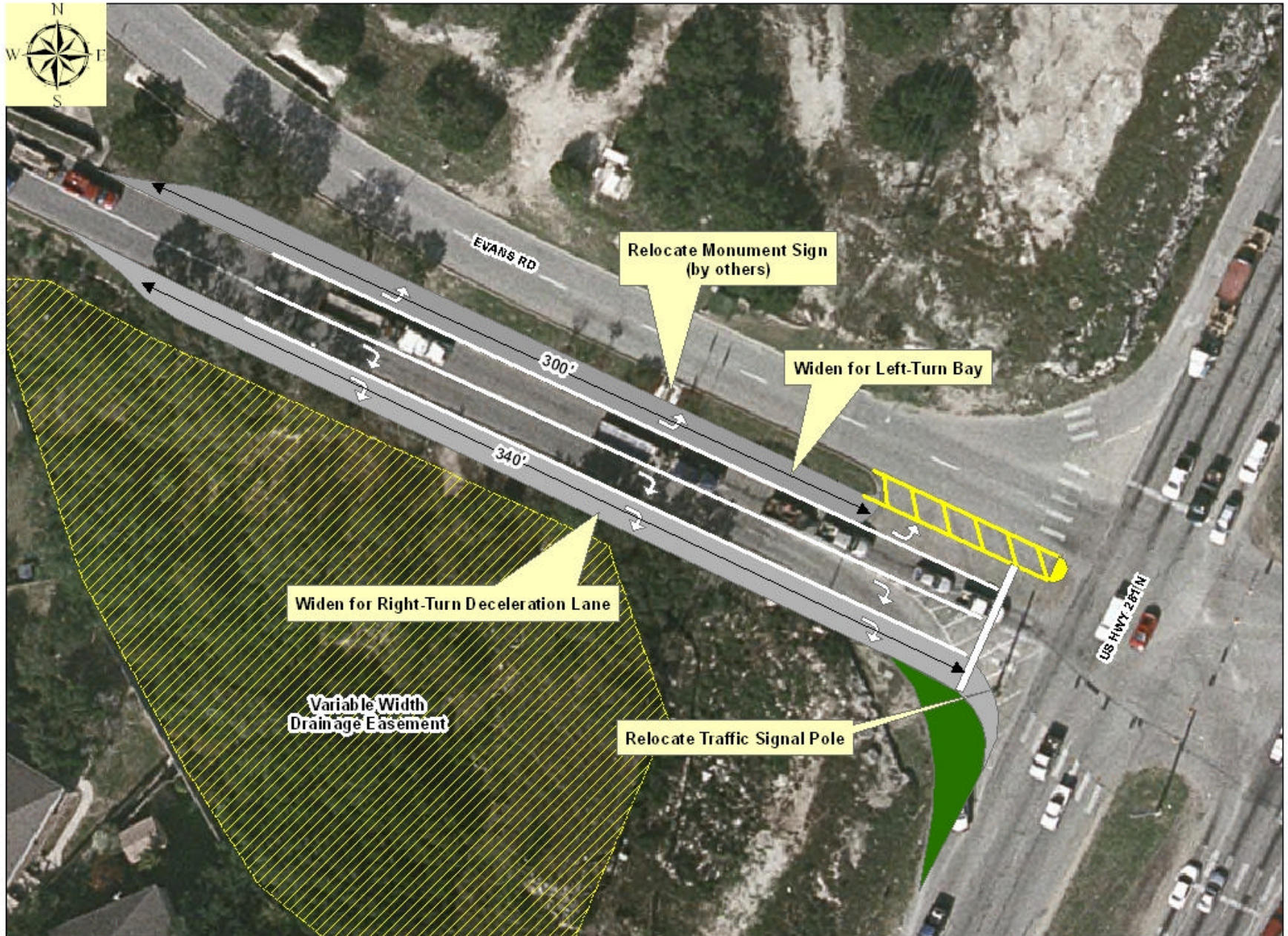
Staff recommends approval of this request.

MAA/cdlc

Stone Oak Parkway at Huebner - Right-Turn Lane



Evans at US 281



Sonterra Blvd. at Hardy Oak



Construct Westbound Right-Turn Deceleration Lane



Land Acquisition and Dedication for Intersection Improvements

Christina De La Cruz
City Transportation Engineer
Transportation Engineering- Planning Division
207-7732



Land Acquisition and Dedication for Intersection Improvements



- Staff is requesting that right-of-way be acquired and that land dedications be accepted adjacent to three intersections in the Stone Oak Community. Specifically, additional right-of-way is needed to accommodate right-turn lanes at the following intersections:
 - 1) Stone Oak Parkway at Huebner Rd.,
 - 2) Evans Rd. at US 281, and
 - 3) Sonterra Blvd. at Hardy Oak Blvd.
- These right-turn lanes are needed to relieve congestion associated with insufficient capacity to accommodate right-turning traffic.

Land Acquisition and Dedication for Intersection Improvements



- **At Stone Oak Parkway and Huebner Rd.**, approximately 3,002 square feet of right-of-way must be acquired from Walgreens on the northwest corner of the intersection to accommodate the southbound right-turn lane. It is apparent, that this Walgreens was developed with anticipation of a future right-turn lane as the private infrastructure is not in conflict with the location of the proposed right-turn lane.

Stone Oak Parkway at Huebner - Right-Turn Lane

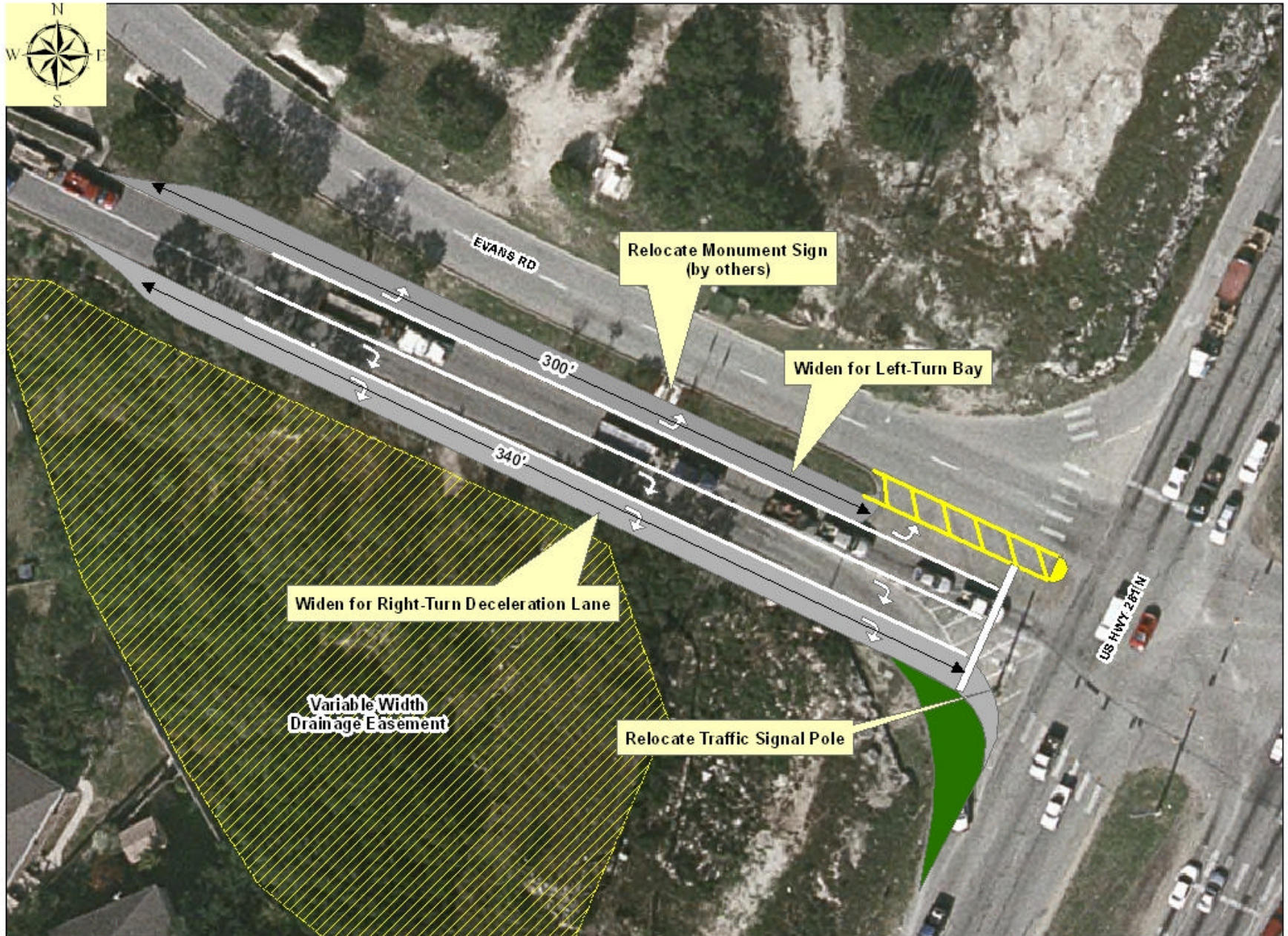


Land Acquisition and Dedication for Intersection Improvements



- **At Evans Rd. and US 281**, a variable width drainage easement on the southeast corner of the intersection is proposed to be dedicated to the City of San Antonio for the addition of a dual right-turn lane. Staff recommends acceptance of the 0.8447 acre parcel as green space which will remain undeveloped.

Evans at US 281



Land Acquisition and Dedication for Intersection Improvements



- **At Sonterra Blvd. and Hardy Oak Blvd.**, right-of-way is needed on the northeast corner of the intersection to accommodate a westbound right-turn deceleration lane. A plan for the right-turn lane has not yet been prepared. However, with Planning Commission consent, staff will move forward with plan development and will seek funding for construction and right-of-way acquisition.

Sonterra Blvd. at Hardy Oak



Construct Westbound Right-Turn Deceleration Lane



Land Acquisition and Dedication for Intersection Improvements



- **COORDINATION AND FINANCIAL IMPACT**

- In compliance with City procedures, the property will be acquired in the near future at fair market value for the needed right-of-way required at Stone Oak Parkway at Huebner Rd. For the other two intersections, Evans Rd. at Hwy 281 and Sonterra Blvd. at Hardy Oak Blvd. there will be no fiscal impact as the needed right-of-way will be dedicated to City of San Antonio.

RESOLUTION # _____**A RESOLUTION SUPPORTING THE CITY OF SAN ANTONIO'S
ACQUISITION OF LAND AND ACCEPTANCE OF LAND
DEDICATIONS FOR ADDITIONAL RIGHT-OF-WAY AND
GREEN SPACE IN THE STONE OAK COMMUNITY.**

* * * * *

WHEREAS, the Planning Commission is empowered by Art. IX Section 123 of the City Charter to approve real property acquisition by the City of San Antonio; and

WHEREAS, additional right-of-way is necessary to accommodate right-turn lanes at the following intersections: 1.) Stone Oak Parkway at Huebner Road, 2.) Evans Road at US 281, and 3.) Sonterra Boulevard at Hardy Oak Boulevard; and

WHEREAS, these right-turn lanes are necessary to relieve congestion associated with insufficient capacity to accommodate right-turning traffic; and

WHEREAS, acquisition of approximately 3,002 square feet of right-of-way must be acquired from Walgreens at the intersection of Stone Oak Parkway at Huebner Road; and

WHEREAS, the City of San Antonio should accept the dedications at the intersection of Evans Road and US 281 of the variable width drainage easement on the southeast corner of the intersection and the 0.8447 acre parcel as green space; and

WHEREAS, the City of San Antonio should accept the dedication of land at Sonterra Boulevard at Hardy Oak Boulevard on the northeast corner of the intersection for right-of-way needed on the northeast corner of the intersection; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO:**

SECTION 1. The Planning Commission finds that it is in the best interest of the City of San Antonio to acquire approximately 3,002 square feet of right-of-way from Walgreens at the intersection of Stone Oak Parkway at Huebner Road as right-of-way.

SECTION 2. The Planning Commission of the City of San Antonio finds that it is in the best interest of the City of San Antonio to accept the dedications at the intersection of Evans Road at US 281 of the variable width drainage easement on the southeast corner of the intersection and the 0.8447 acre parcel as green space.

SECTION 3. The Planning Commission of the City of San Antonio finds that it is in the best interest of the City of San Antonio to accept the dedication of land at Sonterra Boulevard at Hardy Oak Boulevard on the northeast corner of the intersection as right-of-way.

SIGNED this 28th day of January, 2009.

CECILIA GARCIA, *Chair*

City of San Antonio Planning and Development Services Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 09004

Council District: **1**

City Council Meeting Date: **3/05/2009**

☒ Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan**

The applicant requests to amend the Land Use Plan designation from **Urban Low-Density Residential** to **Community Commercial**.

Background Information:

Applicant: Gerardo Menchaca

Owner: Vernon A. Behrendt

Property Location: 1315, 1323, and 1327 W. Ridgewood Ct

Acreage: 0.4131 acre

Current Land Use of site: Urban Low Density Residential

Adjacent Land Uses:

N: 10 ft alley, Urban Low Density Residential on San Francisco St.

E: IH-10 ROW

S: Urban Low-Density Residential Neighborhood

W: Urban Low-Density Residential Neighborhood

Issue:

DEFINITIONS:

Urban Low-Density Residential Use: Mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Community Commercial: Includes medium and high intensity land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

LAND USE ANALYSIS:

The subject properties are located at 1315, 1323, 1327 W. Ridgewood Ct.; the properties are the first 3 parcels to the west of Interstate Highway 10. The existing structures on Lots 16 and 17 currently serve

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

as single-family residential dwellings; Lot 15 is currently vacant. The applicant is requesting a Plan Amendment and Zoning Change in order to establish a catering business. The current land use designation of the subject property is Urban Low-Density Residential and the applicant is seeking a Plan Amendment to change the land use to Community Commercial.

Adjacent uses to the subject property include IH-10 Access road to the east, and single family residential to the west and south. An alley separates the subject property from a single family residential property to the north.

The Community Commercial designation would bring a significant increase in activity to the neighborhood. Depending upon the various hours of operation, this could result in undesirable nuisances in the forms of increased light and noise concerns, odors, traffic, delivery trucks, and commercial refuse pick-up times.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Comments: Parking is proposed on the eastern most parcel (closest to IH-10) and would prove to have a slightly negative impact on the neighborhood. W. Ridgewood Ct. is not listed on the City of San Antonio Major Thoroughfare Plan but connects to IH-10 which is a Primary Arterial Type A. A high peak rate of traffic is not anticipated for the existing residential structures. Should the site be used in the future for any Community Commercial uses such as retail, the peak traffic would be between 1.56 to 4.97 trips per 1,000 square feet of the building size. Consequently, this would potentially have a greater traffic volume, and it is highly likely that traffic will cut through the residential neighborhood, due to the location and proximity to Hildebrand and IH-10 W. Additionally, it could increase traffic slowdowns on the IH-10 Access Road at peak times due to proximity of the parking lot to the intersection.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: NA

Comments: Subject properties are located to the west of IH-10 Access Road.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

Comments: The proposed Land Use change request from Urban Low-Density Residential to Community Commercial would make the subject property incompatible to the surrounding single family neighborhood. The Near Northwest Community Plan states: "Objective 3.3 – Protect and preserve the Near Northwest's unique housing character." "Action Step 2.2.2 – Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement."

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 28, 2009

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 1/9/2009

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

No. Notices mailed 10 days prior to Public Hearing:

No. of Notices returned:

Registered Neighborhood Association(s) Notified: NA

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning District: O2, R4

Proposed Zoning District: C-1

Zoning Commission Public Hearing Date: February 3, 2009

☐ Approval

☐ Denial

Planning Department Staff:

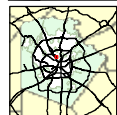
Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Brad Smilgin

Planner

Phone No.: 207-7909



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 "This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."
 "Please contact the responsible City of San Antonio Department for specific determinations."
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Preston Trinkle
 Map Creation Date: December 29, 2008
 Map File Location: Amend_09004.mxd
 PDF Filename: 0812GP14.pdf

Near Northwest Community Plan

Adopted Plan Amendment 09004 Area



**City of San Antonio
 Planning and Development
 Services Department**

Roderick J. Sanchez, AICP, CBO,
 Director

Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78204



Master Plan Amendment 09004 Near Northwest Community Plan

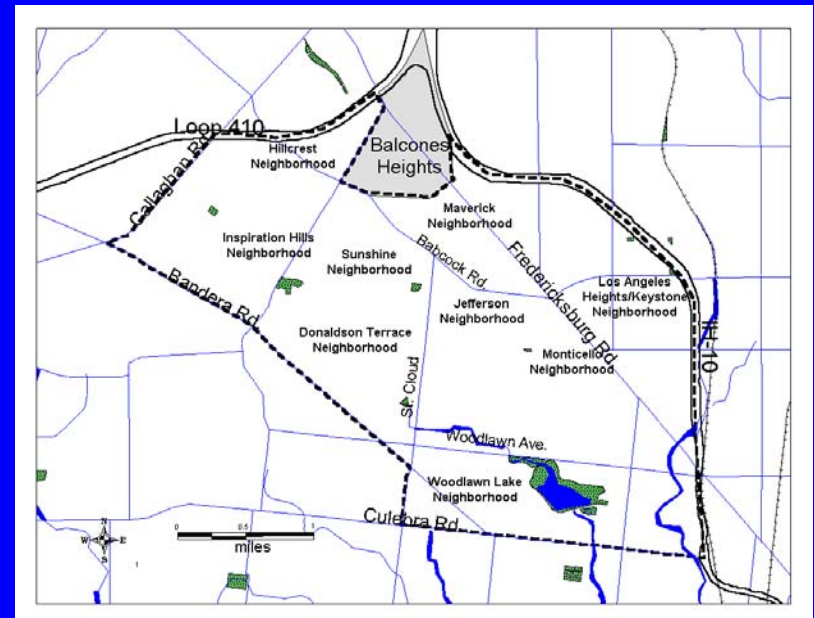
Planning Commission

January 28, 2009

Agenda Item No. 18

Planning Area

- North: Loop 410
- East: IH- 10
- South: Culebra, Saint Cloud and Bandera
- West: Callaghan
- Over 8 square miles
- City Council Districts 1 and 7

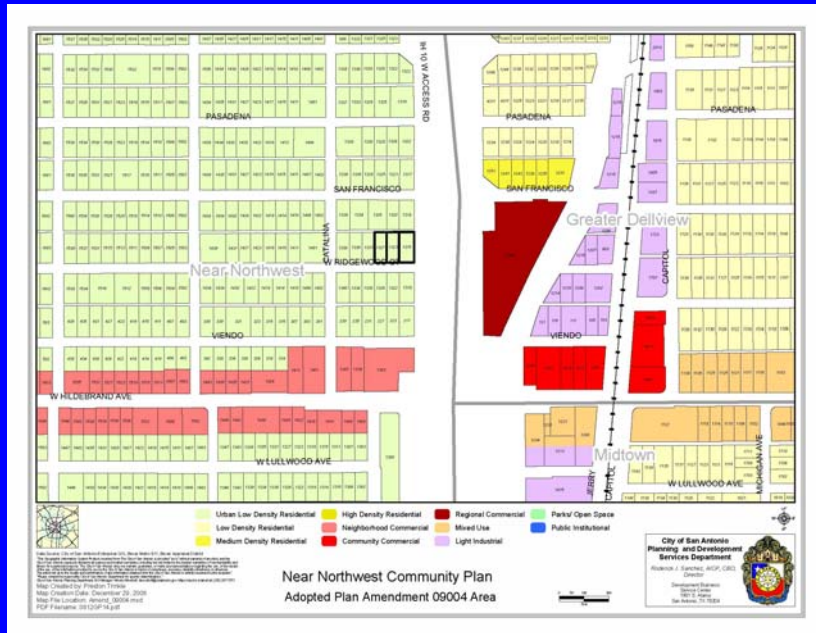


Significance of Master Plan Component Plans

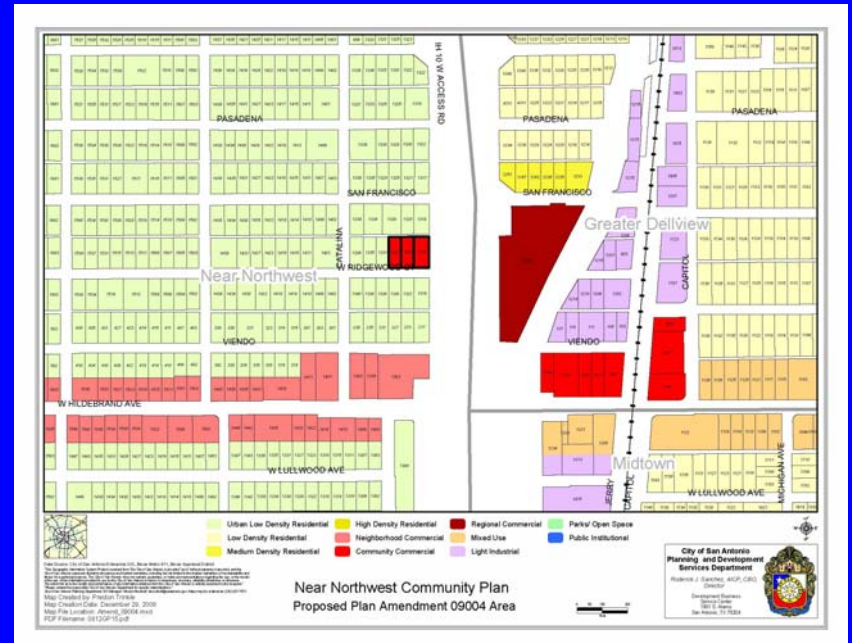
- The May 3, 2001 UDC calls for consistency between zoning and the Master Plan, or any Community, Neighborhood, or Perimeter Plan adopted as a component of the Master Plan, Sec. 35-105, 35-420 (h), and 35-421 (d) (3).
- To accommodate future development projects, the Planning Department has designed a mechanism to amend Master Plan component plans.

Amendment 09004

Plan as adopted:



Proposed amendment:



Amendment 09004

Aerial:

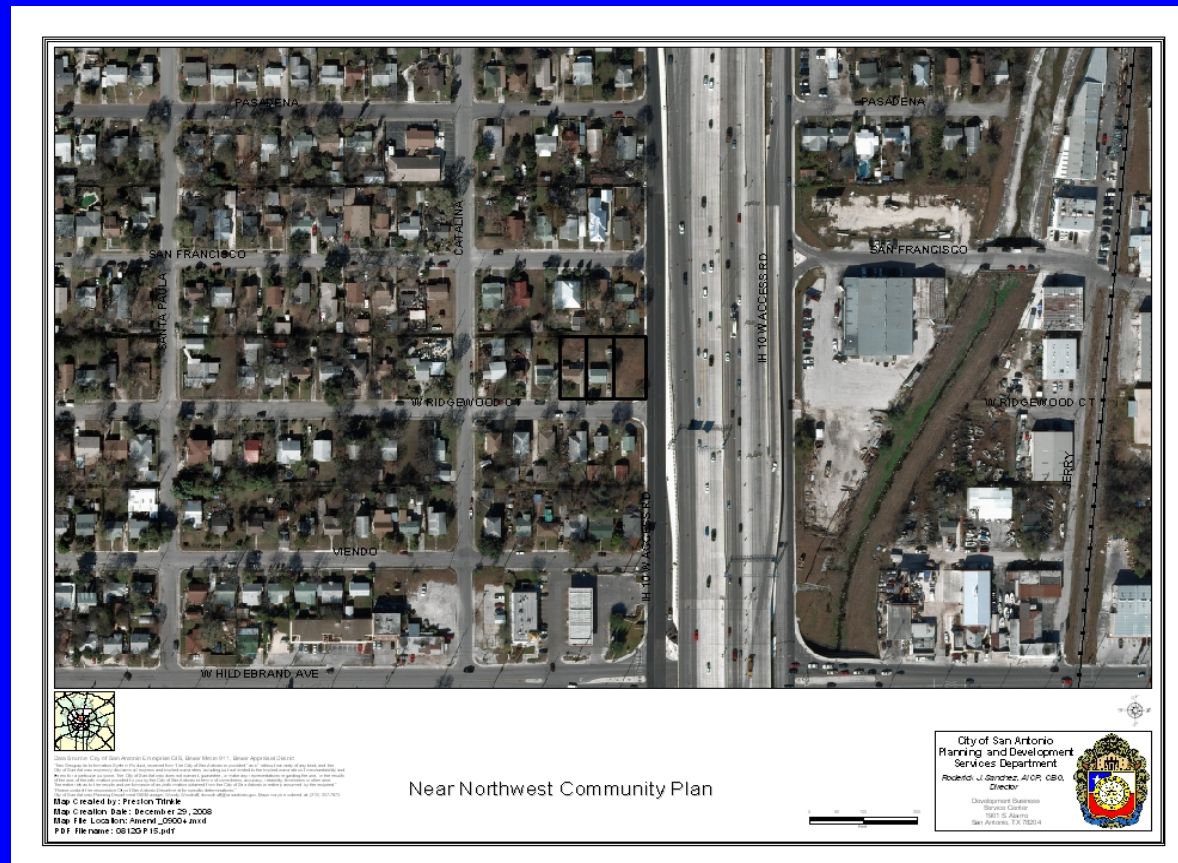


Photo of Subject Properties



**View of 1315 W. Ridgewood Ct.
facing north**

Photo of Subject Properties



**View of 1323 W. Ridgewood Ct.
facing north**

Photo of Subject Properties



**View of 1327 W. Ridgewood Ct.
facing north**

Photo of Subject Property



**View from site facing south
towards Hildebrand**

Photo of Subject Property



**View from corner of IH-10 Access
and W. Ridgewood Ct facing west**

Staff Recommendation

- Staff recommends denial of the Master Plan Amendment as it conforms to the criteria set forth in Sections 35-420 (g) (2) and 35-421 (d) (3) of the Unified Development Code.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW-DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.4131-ACRES LOCATED AT THE NORTHWESTERN CORNER OF W. RIDGEWOOD CT AND IH-10 ACCESS ROAD.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on January 28, 2009 and **APPROVED** the amendment on January 9; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Near Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF January 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW-DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.4131-ACRES LOCATED AT THE NORTHWESTERN CORNER OF W. RIDGEWOOD CT AND IH-10 ACCESS ROAD.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on January 28, 2009 and **DENIED** the amendment on January 9; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and not in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Near Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

DENIED ON THIS 28th DAY OF January 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

P/C AGENDA FOR January 28, 2009

Item Number	Plat Name	Company	Owner Information
5A/ 6	El Sueno	Wilkie Surveying	Alba De Leon
7	Bulverde Road North	Pape-Dawson Engineers, Inc.	Bulverde Marketplace, LP
8	Bulverde Road South	Pape-Dawson Engineers, Inc.	Frances Orene Grady Pape et al
9	Redland Road Extension	Pape-Dawson Engineers, Inc.	Bulverde Marketplace, LP
10	Shaenfield Crossing	Rios and Associates	Aiman Abdulbaki
11	Rising Moon Unit 1	Jones & Carter, Inc.	Petros Developments SA, LLC
12	Marcus Landing	Rakowitz Engineering, LLC	Sunbelt Estate Investments, LLC
13	Mission Hills	Pape-Dawson Engineers, Inc.	Allegiance Stone Oak, LP
14	Laura Heights Unit 5 PUD	Briones Consulting & Engineering, Ltd.	H.J. Enterprises, LP
15	Dunnco- Old Pearsall Road	M. W. Cude Engineers, LLC	Dunn Development Company, Inc.
16			Giovanni's Restaurant
17			City of San Antonio
18		Gerardo Menchaca	Vernon A. Behrendt